

**VAN BRUNT ASSOCIATES**

CONSULTANTS TO REAL ESTATE  
OWNERS, MANAGERS & LENDERS

ENVIRONMENTAL  
PROTECTION

96 APR 26 AM 11:03

**MAIL TRANSMITTAL**

TO: Ms. Amy Leech  
COMPANY: Alameda Co. Health Agency  
ADDRESS: 1131 Harbor Bay Pkwy., Suite 250  
Alameda, CA 94502

Project No.	94502
Date:	4/24/96
Project:	Crafts Hesperian
Subject:	Reports

**We are sending you:**

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> Contract/Authorization To Proceed | <input checked="" type="checkbox"/> Report(s)          | <input type="checkbox"/> Schedule                    |
| <input type="checkbox"/> Request For Proposal (RFP)        | <input type="checkbox"/> Test Results                  | <input type="checkbox"/> Shop Drawings               |
| <input type="checkbox"/> Estimates/Bids/Proposals          | <input type="checkbox"/> Copy of Letter(s)             | <input type="checkbox"/> Samples/Submittals          |
| <input type="checkbox"/> VBA Consulting Proposal           | <input type="checkbox"/> Request For Information (RFI) | <input type="checkbox"/> Statement of Qualifications |
| <input type="checkbox"/> Change Order                      | <input type="checkbox"/> Plans/Sketches                | <input type="checkbox"/> Other:                      |

Via:  Hand  Fax  Courier  Overnight  Mail

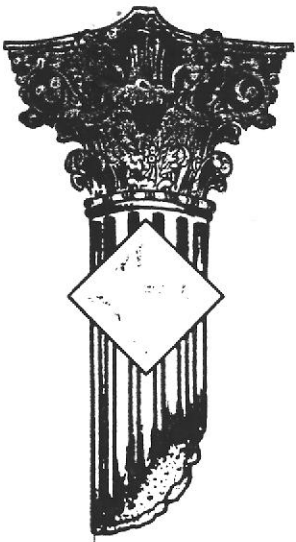
Item	Copies	Date	Description
1	1	4/15/96	Letter report to James Crafts re: Workplan for Additional Site Characterization
2	1	4/15/96	Letter report to James Crafts re: Soil Quality Data

**Transmitted As Checked Below:**

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> For Your Approval               | <input type="checkbox"/> For Pricing/Estimate | <input type="checkbox"/> Approved As Noted        |
| <input type="checkbox"/> For Your Review & Comments      | <input type="checkbox"/> For Bid Due: _____   | <input type="checkbox"/> Returned For Corrections |
| <input type="checkbox"/> For Your Signature              | <input type="checkbox"/> Approved & Submitted | <input type="checkbox"/> Re-Submit For Approval   |
| <input checked="" type="checkbox"/> For Your Use/Records | <input type="checkbox"/> As Requested         | <input type="checkbox"/> Please Return            |

**REMARKS:** Please call if you have questions.

BY: Michael W. Van Brunt      DISTRIBUTION: \_\_\_\_\_  
Principal      \_\_\_\_\_



April 15, 1996

ENVIRONMENTAL  
PROTECTION  
96 APR 26 AM 11:03

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

**RE: WORKPLAN FOR ADDITIONAL  
SITE CHARACTERIZATION,  
AIRPORT PLAZA PROPERTY,  
HAYWARD, CALIFORNIA**

Dear Mr. Crafts:

In accordance with your request, we are pleased to present this workplan for further environmental site characterization and evaluation at the above referenced property in Hayward, California.

As you know, we have completed several site characterization and evaluation tasks at the site including reviewing the site history, sampling the Exxon ground water monitoring wells for volatile organic compounds (VOC's), extensive on-site and off-site soil and hydropunch ground water sample analysis, and installation and monitoring of four wells. The results of this work are summarized in our site investigation report for the property dated December 12, 1995.

As a basis for this workplan we have meet with Mr. Eddy So of the California Regional Water Quality Control Board (CRWQCB). This workplan is based upon the requested work presented in the CRWQCB letter dated February 6, 1996 and the recommendations presented in our referenced report.

#### **PROJECT BACKGROUND**

The site consists of a 3.21-acre property which currently is vacant. The southern portion of the property has been occupied by a shopping center from about 1961 until recent demolition in November and December of this year. Tenant spaces at 23958 Hesperian Boulevard (Former Gene's and Jack's Norge Cleaners) and 991 West Winton Avenue

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ASSOCIATES**

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(Former Payless Cleaners) have historically been used for dry cleaning businesses. No other prior uses or tenants of the shopping center portion of the site have been identified which are areas of concern from an environmental viewpoint. The northern approximately 1-acre portion of the site is also currently vacant, and has been vacant since about 1981. This part of the site was previously occupied by a dairy facility from about 1958 until it was demolished in about 1981.

Currently, three monitoring wells are present on the site. These on-site wells, along with four monitoring wells on the City of Hayward property to the west, and five wells on the Exxon station property to the south, have been used to characterize PCE impacted ground water at and near the site. The location of the monitoring wells and the historical volatile organic compound data from the wells is attached in Figure 1. In addition, as shown in Figure 2, in the fall of 1995 hydropunch type ground water samples were obtained at 15 locations. The ground water quality data indicate that relatively high concentrations are present at the up-gradient portion of the site (MW-AP1). To establish whether another source is present up-gradient of the site, additional ground water sampling at the up-gradient property boundary was proposed by us in our December 12, 1995 report. This work was also requested in the recent CRWQCB letter.

Reviewing the ground water quality data shown on Figure 2, indicates that PCE concentrations along the down-gradient property boundary are relatively low (<2.5 ppb to 40 ppb in HP-6, HP-7, HP-8, and MW-3H). On the airport property to the west of the site, however, PCE concentrations were substantially higher, ranging from 87 to 450 ppb. To evaluate the contribution of a possible PCE source from leaks in the sanitary sewer line within Hesperian Boulevard, soil and ground water sampling adjacent to the pipe is proposed.

Extensive on-site soil sampling was conducted during our December 12, 1995 report. To complete the soil characterization, two additional borings are proposed at the former Payless Cleaners site. Following this sampling, remedial recommendations for addressing a limited on-site soil source area can be prepared.

In the Regional Board letter dated February 6, 1996, soil sampling was requested on the City of Hayward Airport property. During our early work, four soil samples were analyzed on the airport property during the well installation for wells MW-AP3 and MW-AP4. Significant PCE concentrations indicative of a soil source were not detected. In our opinion, further sampling is not appropriate to our current investigation. If the Regional Board feels there is enough information indicating that sampling is necessary on the airport property, in our opinion, it would be appropriate for others to undertake this work. There is no information, to our knowledge indicating that the former tenants or owners of the Airport Plaza site would have disposed of PCE on the airport property, an area which is across a busy street and in open view to traffic. We have therefore not included this off-site soil sampling in our workplan.



## SCOPE OF WORK

Based upon the available information and our discussions with you and the CRWQCB, our scope of work is presented below. The locations of the soil borings and hydropunch type ground water sampling locations are shown on the attached Figure 2.

### Survey Airport Plaza and Exxon Wells

- As discussed in our referenced report for the site, the elevations of the Exxon and Airport Plaza wells appear to have been surveyed to different reference datum's. At the time of the sampling of the Exxon and Airport Plaza wells, the elevations of the top of casing of all of the wells accessible will be surveyed to a common datum by a licensed land surveyor. This will permit the ground water depth data from each site's wells to be used together in evaluating the ground water flow direction at on-site and off-site locations.

### Sampling Airport Plaza and Exxon's Wells

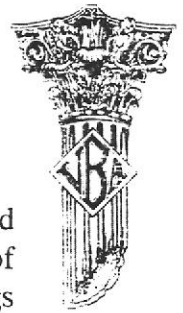
- We will contact Exxon to arrange to sample monitoring wells MW-3C, -3F, -3G, and -3H. These Exxon wells along with monitoring wells MW-AP1, MW-AP2, MW-AP3, and MW-AP4 will be sampled on the same day, if possible. This task will be the first task undertaken; it is desirable to obtain this monitoring data prior to completing the additional off-site sampling described in this workplan, to both confirm the ground water flow direction and the current ground water quality.

### Soil Sampling At Former Payless Dry Cleaners

- We will advance two soil borings at the former Payless Dry Cleaners site to evaluate whether significant impacted soil is present at this location. Soil samples will be collected at the 1, 4, 8, 14 and 18 foot depth intervals. The borings will be grouted following the work. Initially the 1 and 4 foot samples will be analyzed. If significant concentrations are detected, the deeper samples will also be analyzed. The soil cuttings will be monitored periodically during drilling with a portable vapor analyzer. In addition, selected samples from various depths will be placed in zip lock plastic containers and will be monitored with a portable vapor analyzer after approximately 5 minutes.

### Soil and Ground Water Sampling at Up-gradient Side of Site

- We will collect grab type ground water samples at three locations along the up-gradient boundary of the site. Soil samples will be collected and analyzed at the 1 and 4 foot depth intervals at each location. The hydropunch locations will be grouted following the work. If significant concentrations are detected in the upper soil samples, we will obtain and analyze samples at deeper depth intervals.



#### Soil and Ground Water Sampling at Sewer Line in Hesperian Boulevard

- Following obtaining the results of the sampling of the monitoring wells described above, we will advance four borings along the down-gradient side of the City of Hayward sanitary sewer line which runs within Hesperian Boulevard. The borings will be sampled nearly continuously from the base of the sewer line (approximately 15 feet below street grade) to the ground water table (approximately 22 feet). Samples from approximately the 16, 19 and 21 feet depth intervals will be analyzed. In addition, a hydropunch or grab type ground water sample will be obtained from each of the borings.

Prior to advancing the borings we will review the City of Hayward construction records for the sewer to help establish more precisely the depth and location of the sewer line in the street. In addition, information concerning the location of joints in the line or any repairs conducted on this section of the line will be collected, if available. Depending upon the quality of the information available at the City offices, it may be beneficial to photograph the interior of the pipe. This work could require additional time, but may be desirable so that the borings could be advanced as close as possible to joints in the line where leakage would be more likely to have occurred.

#### Laboratory Analysis

- The soil and ground water samples will be collected and handled per our previously approved workplan, and delivered to a California certified analytical laboratory. The samples will be analyzed for halogenated volatile organic compounds by EPA Test Method 8010 generally on a two week turnaround. A one week turnaround will be used for the soil samples from the soil borings at the former dry cleaning facility to facilitate analysis of additional samples within the allowable two week holding period, if the upper soils show contamination. A limited number of split, travel blank, or duplicate samples will also be analyzed to evaluate the precision and accuracy of the laboratory data.

#### Underground Utility Clearance & Permits

- We will contact Underground Service Alert to clear the locations of the proposed soil borings and hydropunch type ground water sampling locations. We will obtain drilling permits from the local water agency for the work. In addition, we will contact the City of Hayward for permission and utility clearance for the off-site ground water sampling locations within Hesperian Boulevard.

#### Health & Safety/Sampling Protocol

- The work will be performed in accordance with the provisions of the health and safety plan previously approved for the site, date October 10, 1995, with revisions dated October 27, 1995. The exploration and sampling protocol will be in accordance with the previously approved workplan for the site dated, September 8, 1995. Cuttings from the borings and purged water from the monitoring wells will be stored in



Department of Transportation approved 55 gallon drums pending the laboratory results.

**Data Review and Analysis**

- We will evaluate the data and prepare remedial alternatives for the impacted soil at the site. In addition, the results of the up-gradient and sewer line soil and ground water sampling will be evaluated.

**Report Preparation**

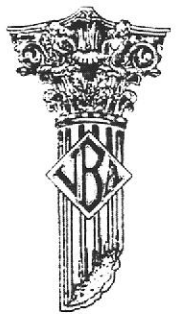
- We will prepare a site investigation report presenting the results of our work. The report will summarize the field and laboratory data and present our recommendations for soil cleanup action. In addition, the source of the impacted ground water on the City of Hayward property will be evaluated along with the source of the relatively high concentration at MW-AP1 at the up-gradient side of the site. The need and the responsible party for further characterization of the PCE plume down-gradient of MW-AP3 and MW-AP4 will be evaluated. Recommendations for further work will be included, as appropriate.

**SCHEDULE**

Our schedule for implementing the work described in this workplan is presented below. The schedule is dependent upon receiving permission from Exxon to sample and survey their wells on a timely basis.

For your review, we have developed a conceptual schedule for implementing the tasks referenced below. As you know, the Regional Board has issued implementation schedules in the past. Accordingly, please recognize that our proposed schedule may be modified by the Regional Board, when they issue the site cleanup order.





**Table 1. Tentative Schedule for Implementation of Additional Site Characterization  
Airport Plaza,  
Hayward, California**

Task	
Survey & Sample Wells	Week Two
Obtain Laboratory Results	Week Five
On-Site Soil Borings/Hydropunch Type Sampling	Week Six
Obtain Laboratory Results	Week Nine
Review City Records on Sewer Line	Weeks One and Two
Photograph Sewer, if needed	Week Five or Six
Advance Soil Borings along Sewer	Week Eight
Obtain Laboratory Results	Week Eleven
Data Analysis and Review, Report Preparation	Week Fourteen

If you have any questions concerning this workplan, please call.

Very Truly yours,

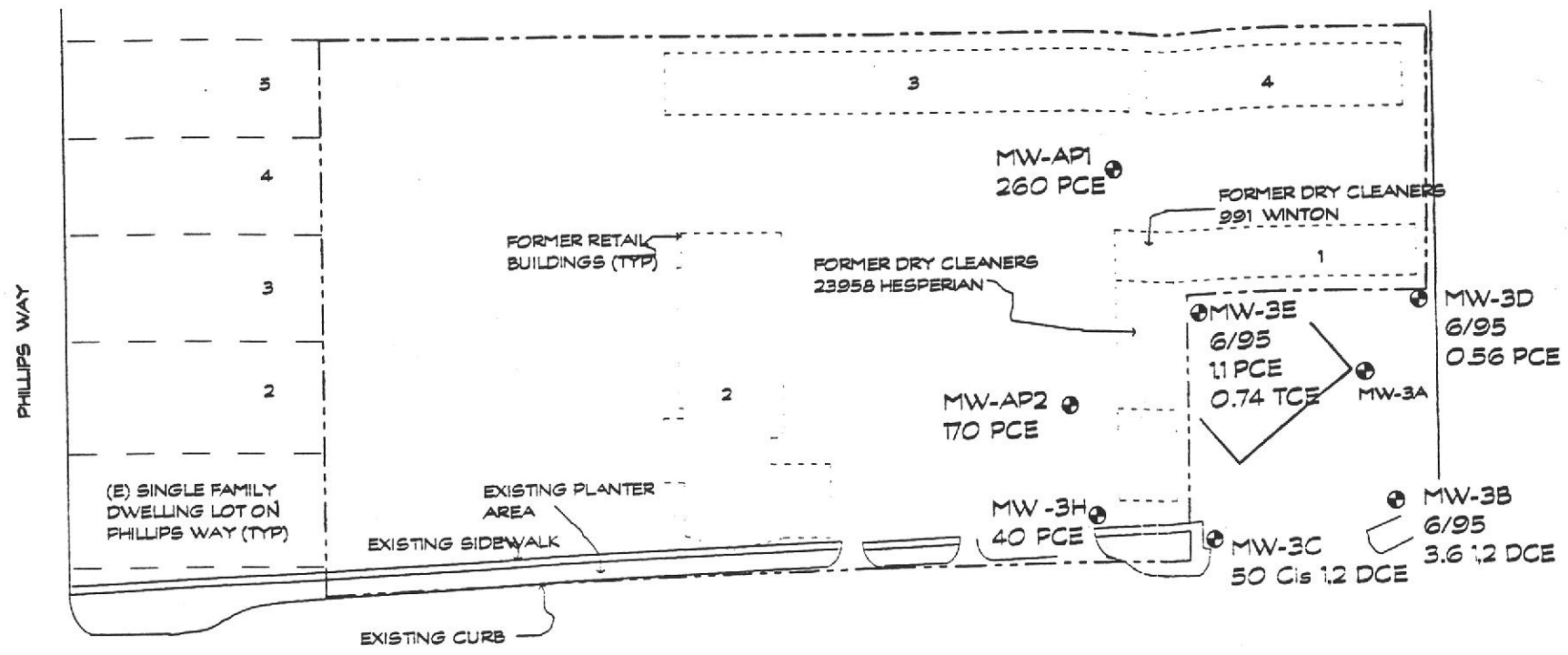
Michael W. Van Brunt

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

GAR:la





### HISTORIC MONITORING WELL DATA

Well ID	Date	1,2-Diethyl	1,1-Diethyl	PCE	trans-1,2-Diethyl	TCE	Vinyl Chloride
MW-3A	3/25/93	ND	ND	<1.0	<1.0	<1.0	<1.0
	6/29/93	ND	ND	<1.0	<1.0	<1.0	<1.0
	12/28/94	ND	ND	<1.0	<1.0	<1.0	<1.0
	3/15/95	ND	ND	<1.0	<1.0	<1.0	<1.0
	3/15/95	ND	ND	<1.0	<1.0	<1.0	<1.0
MW-3B	12/28/94	ND	ND	<1.0	<1.0	<1.0	<1.0
	3/15/95	ND	ND	<1.0	<1.0	<1.0	<1.0
	6/22/95	ND	ND	<1.0	<1.0	<1.0	<1.0
MW-3C	12/28/94	ND	ND	<1.0	<1.0	<1.0	<1.0
	3/15/95	ND	ND	<1.0	<1.0	<1.0	<1.0
	3/15/95	ND	ND	<1.0	<1.0	<1.0	<1.0
	6/22/95	ND	ND	<1.0	<1.0	<1.0	<1.0
MW-3D	6/95	0.56	ND	ND	ND	ND	ND
	6/95	0.56	ND	ND	ND	ND	ND
	6/95	0.56	ND	ND	ND	ND	ND

Well ID	Date	1,2-Diethyl	1,1-Diethyl	PCE	trans-1,2-Diethyl	TCE	Vinyl Chloride
MW-3E	3/25/93	ND	ND	<1.0	<1.0	<1.0	<1.0
	6/29/93	ND	ND	<1.0	<1.0	<1.0	<1.0
	12/28/94	ND	ND	<1.0	<1.0	<1.0	<1.0
	3/15/95	ND	ND	<1.0	<1.0	<1.0	<1.0
	3/15/95	ND	ND	<1.0	<1.0	<1.0	<1.0
MW-3F	9/30/92	ND	ND	<1.0	<1.0	<1.0	<1.0
	3/25/93	ND	ND	<1.0	<1.0	<1.0	<1.0
	3/25/93	ND	ND	<1.0	<1.0	<1.0	<1.0
	6/29/93	ND	ND	<1.0	<1.0	<1.0	<1.0
	12/28/94	ND	ND	<1.0	<1.0	<1.0	<1.0

Well ID	Date	1,2-Diethyl	1,1-Diethyl	PCE	trans-1,2-Diethyl	TCE	Vinyl Chloride
MW-3G	3/25/93	ND	ND	<1.0	<1.0	<1.0	<1.0
	3/25/93	ND	ND	<1.0	<1.0	<1.0	<1.0
	6/29/93	ND	ND	<1.0	<1.0	<1.0	<1.0
	12/28/94	ND	ND	<1.0	<1.0	<1.0	<1.0
	3/15/95	ND	ND	<1.0	<1.0	<1.0	<1.0
	3/15/95	ND	ND	<1.0	<1.0	<1.0	<1.0
	6/22/95	ND	ND	<1.0	<1.0	<1.0	<1.0
MW-3H	9/30/92	ND	ND	<1.0	<1.0	<1.0	<1.0
	3/25/93	ND	ND	<1.0	<1.0	<1.0	<1.0
	3/25/93	ND	ND	<1.0	<1.0	<1.0	<1.0
	6/29/93	ND	ND	<1.0	<1.0	<1.0	<1.0
	12/28/94	ND	ND	<1.0	<1.0	<1.0	<1.0
	3/15/95	ND	ND	<1.0	<1.0	<1.0	<1.0
	3/15/95	ND	ND	<1.0	<1.0	<1.0	<1.0
MW-API	1/14/95	<1.0	<1.0	260	<1.0	<1.0	<1.0
	1/14/95	<5.0	<5.0	170	<5.0	<5.0	<1.0
	1/14/95	<5.0	<5.0	180	<5.0	<5.0	<1.0
MW-AP2	1/14/95	<1.0	<1.0	350	<1.0	<1.0	<1.0
	1/14/95	<5.0	<5.0	140	<5.0	<5.0	<1.0

### SYMBOL LEGEND

- MONITORING WELL
- MW -3 SOIL SAMPLES TAKEN AT INTERVALS. LITHOLOGY HAS BEEN LOGGED

### SHEET NOTES

WELL SAMPLING PERFORMED ON 1/14/95, OR MOST RECENT SAMPLING AS INDICATED.

HALOGENATED VOC CONCENTRATIONS, ppb

ALL OTHER 80% COMPOUNDS WERE BELOW LABORATORY DETECTION LIMITS AND ARE NOT GRAPHICALLY SHOWN ON THIS DRAWING.

HAYWARD AIRPORT PROPERTY



Approximate Direction of Ground Water Flow

## HALOGENATED VOC CONCENTRATIONS IN MONITORING WELLS 1/95

3  
T= 40'-0"

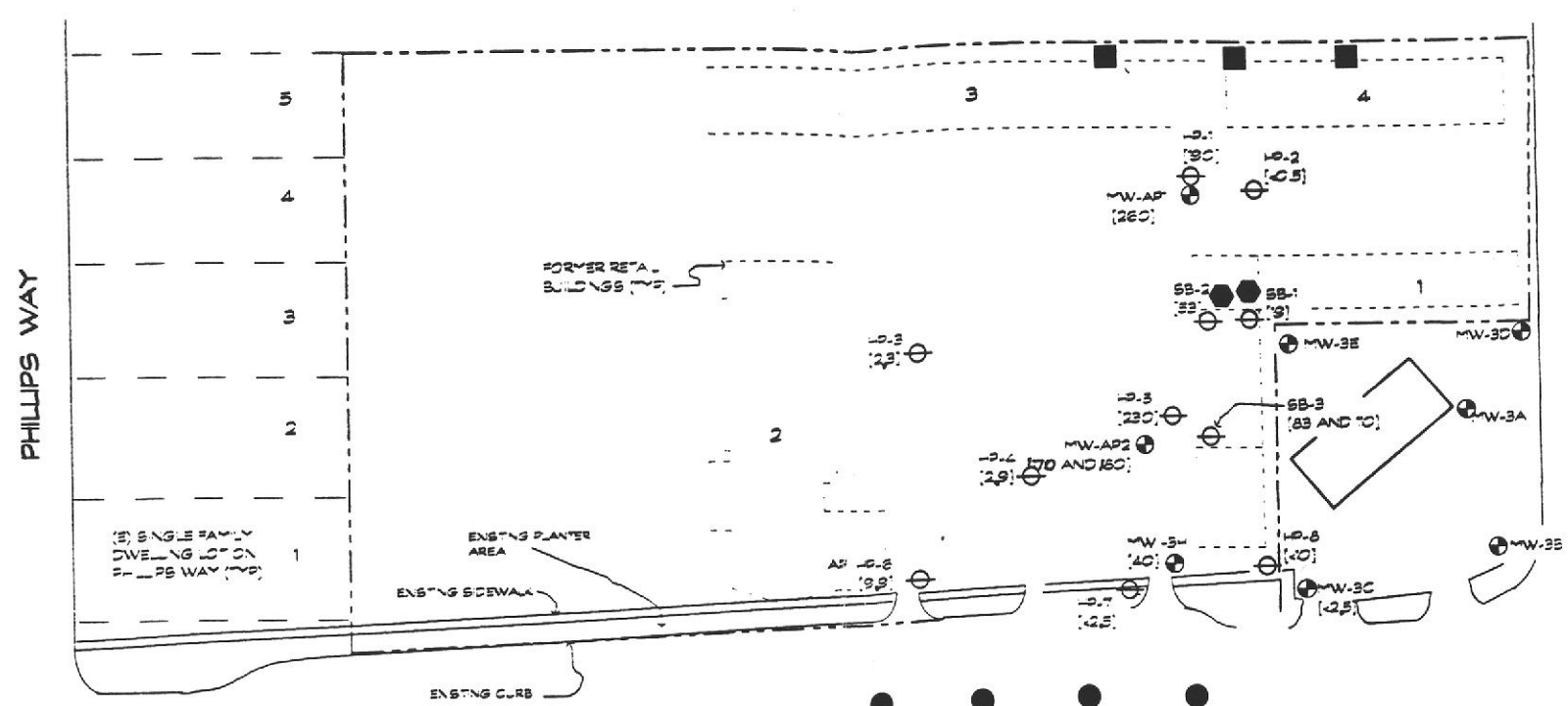
OWNER: ADOLPH P. SCHUMAN MARITAL TRUST  
JIM CRAFTS ESQ. CO-TRUSTEE

AIRPORT PLAZA SHOPPING CENTER  
23955 HESPERIAN BLVD. HAYWARD CA.

VAN BRUNT ASSOCIATES  
685.5900

JCS #: 24802





**LEGEND**

- Proposed Soil Borings at Former Payless Cleaners Site
- Proposed Hydropunch Type Ground Water Sample Location
- Proposed Boring/ Hydropunch Type Ground Water Sample Location in Hesperian Boulevard

**SYMBOL LEGEND**

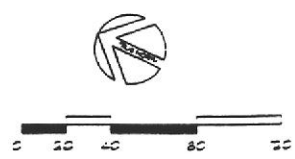
- DESCRIPTION OF FEATURE:  
MW = MONITORING WELL
- MW-1 → NUMERICAL IDENTIFICATION NUMBER THE ORIGINAL INSTALLERS I.D. NUMBER HAS BEEN USED.
- ⊕ SOIL BORING WITH GROUNDWATER GRAB SAMPLE OR HYDROPUNCH/GRAB SAMPLE LOCATION.

**SHEET NOTES**

PCE CONCENTRATIONS ppb

PCE CONCENTRATIONS FROM 10/13/95 HYDROPUNCH / GRAB SAMPLING, 10/17/95 SOIL BORINGS, AND 1/14/95 MONITORING WELL SAMPLING.

Approximate Direction of Ground Water Flow



OWNER: ADOLPH P. SCHUMAN MARITAL TRUST  
JIM CRAFTS ESQ. CO-TRUSTEE

AIRPORT PLAZA SHOPPING CENTER  
23958 HESPERIAN BLVD. HAYWARD CA.

GROUNDWATER PCE CONCENTRATIONS 1/95

VAN BRUNT ASSOCIATES  
685.5900

JOB #: 94302

