

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



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

January 16, 2003

Ms. Janet Minami
998 A Street
Hayward, CA 94541

**Subject: Fuel Leak Site Case Closure, Former Minami Nursery, 600 Shirley Ave (Penny Lane),
Hayward, CA 94541, Case No.RO0000218;Underground Storage Tank Cleanup Fund No.**

Dear Ms. Minami:

This letter confirms the completion of a site investigation and remedial action for the underground storage tank(s) formerly located at the above-described location. Thank you for your cooperation throughout this investigation. Your willingness and promptness in responding to our inquiries concerning the former underground storage tank(s) are greatly appreciated.

Based on information in the above-referenced file and with the provision that the information provided to this agency was accurate and representative of site conditions, this agency finds that the site investigation and corrective action carried out at your underground storage tank(s) site is in compliance with the requirements of subdivisions (a) and (b) of Section 25299.37 of the Health and Safety Code and with corrective action regulations adopted pursuant to Section 25299.77 of the Health and Safety Code and that no further action related to the petroleum release(s) at the site is required.

This notice is issued pursuant to subdivision (h) of Section 25299.37 of the Health and Safety Code.

Please contact our office if you have any questions regarding this matter.

Sincerely,

Mee Ling Tung
Director
Alameda County Environmental Health

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Dear Ms. Minami:

This letter transmits the enclosed underground storage tank (UST) case closure letter in accordance with Chapter 6.75 (Article 4, Section 25299.37[h]). The State Water Resources Control Board adopted this letter on February 20, 1997. As of March 1, 1997, the Alameda County Environmental Health (ACEH) is required to use this case closure letter for all UST leak sites. We are also transmitting to you the enclosed case closure summary. These documents confirm the completion of the investigation and cleanup of the reported release at the subject site. The subject fuel leak case is closed.

SITE INVESTIGATION AND CLEANUP SUMMARY

Please be advised that the following conditions exist at the site:

- Residual soil contamination remains in place at this site.
- Site management requirements exists at this site as follows:
Monitoring well MW-1 could not be located, was not properly destroyed, and exists as an abandoned well at this site. The responsible party and/or property owner are to notify Alameda County Environmental Health if MW-1 is located, and the responsible party and property owner are required to properly destroy this well.

If you have any questions, please call Amir K. Gholami at (510) 567-6876. Thank you.

Sincerely,

Donna L. Drogos, P.E.
Supervising Hazardous Materials Specialist
Underground Storage Tank Local Oversight Program

Enclosures

- 1 Case Closure Letter
- 2 Case Closure Summary

cc: Mr. Roger Brewer (w/enc)
Regional Water Quality Control Board
San Francisco Bay Region
1515 Clay Street, Suite 1400
Oakland, CA 94612

Mr. Hugh Murphy (w/enc)
City of Hayward
Hazardous Material Office
777 B Street
Hayward, CA 94541

Mr. Toro Okamoto (w/enc)
Division of Clean Water Programs
Underground Storage Tank Cleanup Fund
State Water Resources Control Board
P.O. Box 944212
Sacramento, CA 94244-2120

A. Gholami (w/orig enc), D. Drogos (w/enc), R. Garcia (w/enc)

CALIFORNIA REGIONAL WATER
CASE CLOSURE SUMMARY
 UNDERGROUND FUEL STORAGE TANK LOCAL OVERSIGHT PROGRAM
 JAN 14 2003

Date: 11/25/2002

I. AGENCY INFORMATION

QUALITY CONTROL BOARD	
Agency Name: Alameda County Environmental Health	Address: 1131 Harbor Bay Parkway
City/State/Zip: Alameda, CA 94502	Phone: (510) 567-6700
Responsible Staff Person:	Title: Hazardous Materials Specialist

II. CASE INFORMATION

Site Facility Name: Minami Nursery		
Site Facility Address: 600 Shirley Ave (Penny Lane), Hayward, CA 94541		
RB LUSTIS Case No.: ---	Local Case No.: 3817	LOP Case No.: RO0000218
URF Filing Date: 11/8/1989	SWEEPS No.: ---	APN: 412-0087-81

Responsible Parties	Addresses	Phone Number
Ms. Janet Minami	998 A Street, Hayward, CA 94541	510-581-4400
Mr. Jay Woitdtk	20320 Redwood Road, Castro Valley, CA 94546	510-881-5033

Tank I.D. No	Size in Gallons	Contents	Closed In Place/Removed?	Date
1	1,000	Leaded gasoline	Removed	1989
2	2,000	Fuel oil	Removed	1989
3	1,000	Fuel oil	Removed	1989
Piping			Removed	1989

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and Type of Release: holes found in tanks		
Site characterization complete? Yes	Date Approved By Oversight Agency: ---	
Monitoring wells installed? Yes	Number: 3	Proper screened interval? Yes
Highest GW Depth Below Ground Surface: 15.5 ft	Lowest Depth: 24 ft	Flow Direction: NW to WNW
Most Sensitive Current Use: potential drinking water source		

Summary of Production Wells in Vicinity: There are 27 domestic and irrigation wells identified within 2000 feet of the site:

- 03S02W18B4, 03S02W18F3, and 03S02W18F2, two irrigation wells and an abandoned well respectively, located, downgradient, north to northwest.
- 03S02W18J7, an irrigation well, down gradient, northwest.
- Irrigation wells identified 03S02W18K1 & 03S02W18K3, both irrigation wells, down-gradient- northwest.
- 03S02W18G14, and 03S02W18G1, both irrigation wells, down-gradient-northwest.
- There are 19 domestic and irrigation wells up gradient and cross gradient of the site.

These wells do not appear to be receptors due to their distance and location to the site.

Are drinking water wells affected? No	Aquifer Name: East Bay Plain
Is surface water affected? No	Nearest SW Name: San Lorenzo Creek, about one mile north
Off-Site Beneficial Use Impacts (Addresses/Locations): none identified	
Reports on file? Yes	Where are reports filed? Alameda County Environmental Health

TREATMENT AND DISPOSAL OF AFFECTED MATERIAL

Material	Amount (Include Units)	Action (Treatment or Disposal w/Destination)	Date
Tank	2 @ 2000 Gallons 1 @ 1000 Gallons	Disposed of at H&H Ship service, San Francisco	11/14/1989
Piping	Not reported	Assumed disposed of along with tanks	11/14/1989
Free Product	None	-----	-----
Soil	1,000 cubic yards	Landfill Management Facility, Hayward, CA	-----
Groundwater	None reported	-----	-----

MAXIMUM DOCUMENTED CONTAMINANT CONCENTRATIONS BEFORE AND AFTER CLEANUP
(Please see Attachment for additional information on contaminant locations and concentrations)

Contaminant	Soil (ppm)		Water (ppb)		Contaminant	Soil (ppm)		Water (ppb)	
	1 Before	2 After	3 Before	4 After		1 Before	2 After	3 Before	4 After
TPH (Gas)	3,900	ND	4,700	<0.5	Benzene	31	0.032	2,200	<0.5
TPH (Diesel)	1,200	1,200	<50	<50	Toluene	210	0.150	16,000	<0.5
Oil & Grease	47	47	1,300	<5,000	Ethyl Benzene	85	0.010	5,300	<0.5
Heavy Metals	ND	ND	-----	----	Xylene	210	0.20	28,000	<0.5
TPH	10,000	10,000	25000 0	NA	MTBE (if not analyzed, explain below)	-----	-----	<2.0	<2.0

<2.0 ppb MTBE

1,2 3- Phase I, II Analytical Results 1989
4- Groundwater Analytical Data Nov 2001
NA- Not Analyzed

Site History and Description of Corrective Actions:

This site is presently a vacant lot within unincorporated section of Hayward. There are, however, residential as well as commercial facilities in the vicinity. The chronology of events, which took place at this facility, is listed below:

Aug, Sept 1988 --- Plume investigation was performed and total of 21 soil borings were advanced all together during three phases of investigation. Soil borings T1- T18, T2-1- T2-2, T3-1 were advanced up to 31.5 ft bgs. during phase one up to 10,000 ppm of TPH and up to 47 ppm of TOG in soil around Tank 1 and Tank 2 respectively, and up to 250,000ppb, 2,200ppb, 5,300ppb of TPH, Benzene, and Ethylbenzene respectively were detected in water within Tank 1 vicinity. Phase two and three of the investigation did not reveal much contaminant present at the site

Nov and Dec 1989 --- tank 1 and tank 2 were removed, these tanks were installed during 1970s and were inactive for more than a decade. Up to 3,900ppm, 130ppm, and 85ppm of TPHg, Benzene, and Ethylbenzene respectively was detected at 8 feet bgs beneath the USTs. Tank 3 was also removed. However, information regarding the removal, disposal of tank 3 is unknown. Soil boring T3-1 close to tank 3 revealed nondetect level of TOG and the excavated area was back filled with clean fill. Tank2 excavation was expanded 15 feet to the north with subsequent confirmatory sample revealing non-detect concentration of the contaminants. A total of 1255 cubic yards of contaminated soil was removed. Confirmation soil samples from the excavated area indicated up to 13ppm, 210ppm, 85ppm, 210ppm of Benzene, Toluene, Ethylbenze, and Xylene.

May 1996 --- MW-1 thorough MW-3 installed, soil and groundwater samples were collected. All soil borings indicated non-detect levels of TPHd, TPHg, and BTEX. The groundwater samples of MW-2 and MW-3 were non-detect levels of the aforementioned constituents as well. However, water sample from MW-1 well detected up to 1, 800ppb, 4,100ppb, 4.2ppb of TOG, TPHg, and Benzene respectively.

May, June and sept 1996 --- 500 cubic yards of contaminated soil was disposed at Landfill Management Facility in Hayward.

Aug 1997 --- Low or non-detect dissolved petroleum contamination in MW-2 and MW-3. MW-1 well was vandalized and therefore not sampled.

Sept 1998 --- Up to 2,500 cubic yards of stockpiled soil was analyzed for proper disposal. Some of this soil was generated during residential development construction on part of the property. 500 cubic yards of this soil was disposed at Landfill Management facility in Hayward.

Dec 2001 --- Six hydropunches were drilled around vandalized MW-1 to collect groundwater samples. Borings were advanced to 22 feet bgs and all grounwater samples were ND for TPHg, BTEX, and MTBE.

April 2002 --- MW-2 and MW-3 were destroyed. MW-1 was not located and exists as an abandoned well on this site.

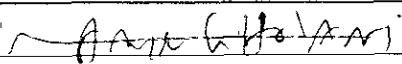
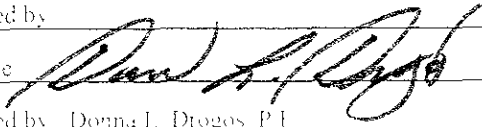
IV. CLOSURE

Does completed corrective action protect existing beneficial uses per the Regional Board Basin Plan? Yes No		
Does completed corrective action protect potential beneficial uses per the Regional Board Basin Plan? Yes No		
Does corrective action protect public health for current land use? Alameda County Environmental Health staff does not make specific determinations concerning public health risk. However, it does not appear that the release would present a risk to human health.		
Site Management Requirements: Monitoring well MW-1 could not be located, was not properly destroyed, and exists as an abandoned well at this site. The responsible party and/or property owner are to notify Alameda County Environmental Health if MW-1 is located, and the responsible party and property owner are required to properly destroy this well.		
Should corrective action be reviewed if land use changes? Yes		
Monitoring Wells Decommissioned: Yes	Number Decommissioned: 2	Number Retained: 1
List Enforcement Actions Taken: none		
List Enforcement Actions Rescinded: none		

V. ADDITIONAL COMMENTS, DATA, ETC.


<p>Considerations and/or Variances:</p> <ul style="list-style-type: none"> • About 1,500 cubic yards of "clean soil" might have been used during residential development of the property. • Residual soil contamination still remains in place at this site. • Analysis for TAME, ETBE, DIPE, TBA, ETOH, EDB, and EDC not performed. • An abandoned well currently exists at this site, MW-1 could not be located. This well has not been properly destroyed. <p>Conclusion:</p> <p>This office does not believe that the levels of residual contamination pose a significant threat to water resources, public health and safety, and the environment under the current commercial land uses based upon the information available in our files to date. The source has been over-excavated and residual pollution is expected to be reduced by natural attenuation.</p>
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VI. LOCAL AGENCY REPRESENTATIVE DATA

Prepared by: Amir K. Gholami	Title: Hazardous Materials Specialist
Signature 	Date 11/27/2002
Reviewed by	Title
Signature 	Date 11/27/02
Approved by Donna L. Drogos P.E.	Title Supervising Hazardous Materials Specialist
Signature	Date

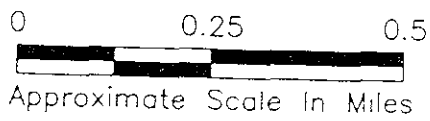
This closure approval is based upon the available information and with the provision that the information provided to this agency was accurate and representative of site conditions.

VII. REGIONAL BOARD NOTIFICATION


Regional Board Staff Name: Roger Brewer	Title: EG
RB Response: Concur, based solely upon information contained in this case closure summary.	Date Submitted to RB:
Signature: 	Date: 1/16/03

Attachments:

1. Site vicinity map
2. Site plan
3. Site plan, Tank 1 & 2
4. Site plan, Tank 3
5. Site Plan, MWs & Hydropunches
6. Site plan, overexcavation
7. Soil analytical results, overexcavation
8. Soil analytical results
9. Groundwater analytical results
10. Depth to groundwater
11. Well logs
12. Cross sections



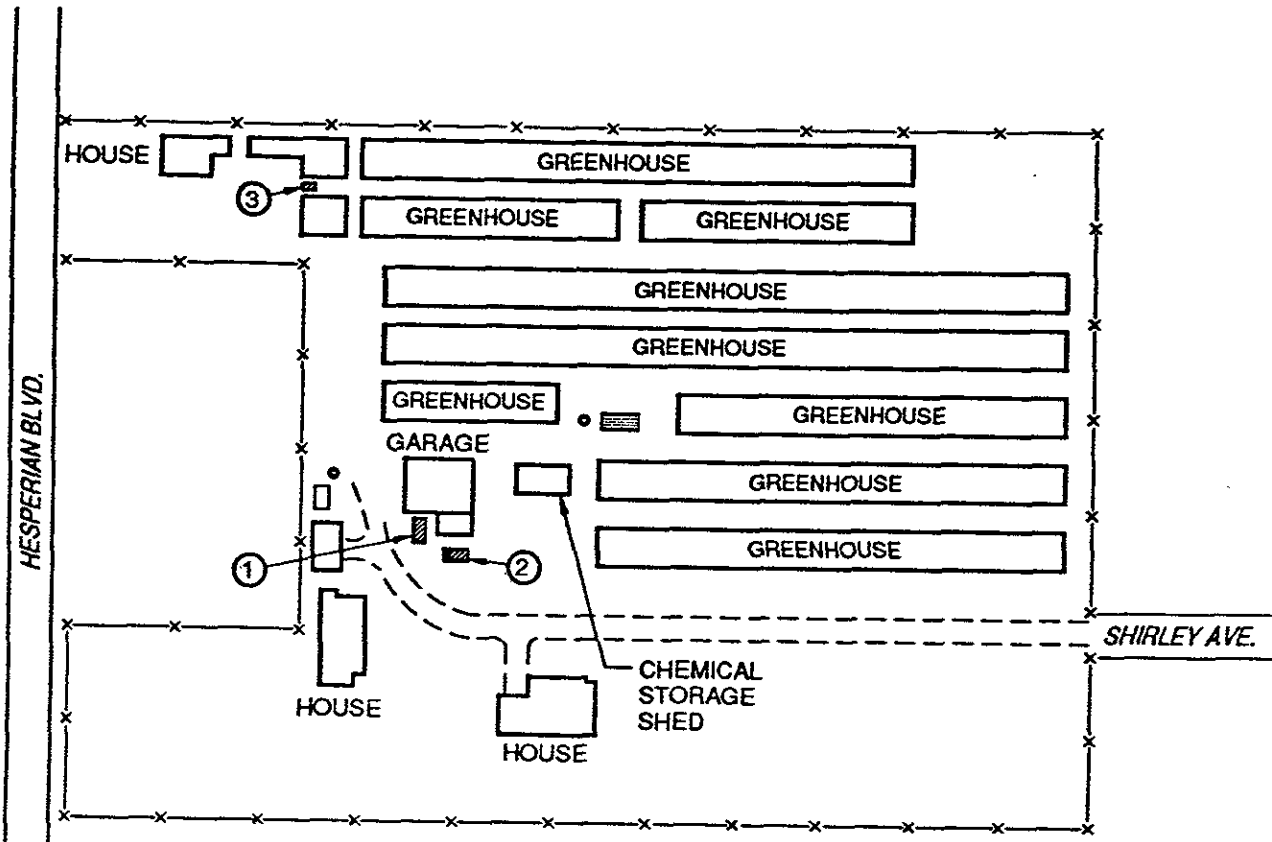
Source Figure Modified From Street Atlas USA, Delorme (1995).

 HORIZON ENVIRONMENTAL INC.	
Project Number: 16001 41 Prepared By: K Matek Reviewed By: G. Barker	Drawn By: D Alston Date: 05/98 Revised Date:





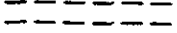



SITE VICINITY MAP
 FORMER MINAMI NURSERY SITE
 PENNY LANE
 SAN LORENZO, CALIFORNIA

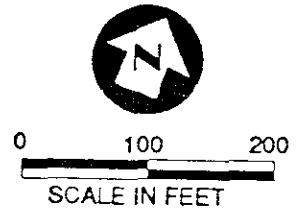
FIGURE
1

FIGURE 2



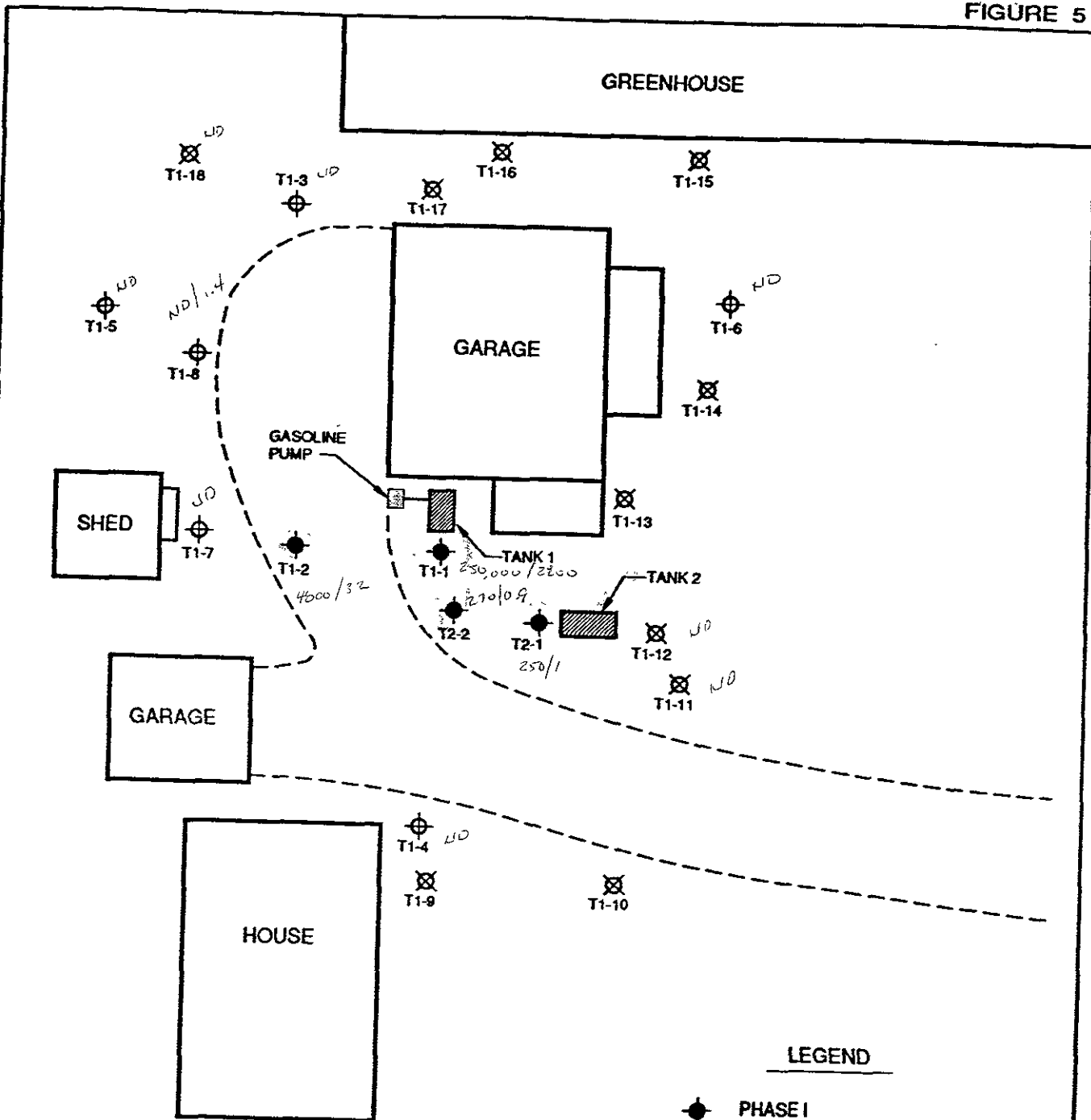
LEGEND

-  Underground Storage Tank Location
-  500 Gallon (Estimated) Gasoline Tank
-  1000 Gallon (Estimated) Fuel Oil Tank
-  1000 Gallon (Estimated) Fuel Oil Tank
-  Dirt Track
-  Fence
-  Water Tank
-  Water Well






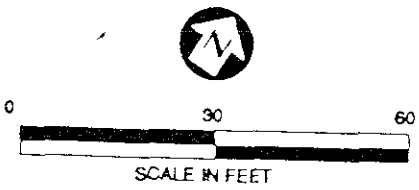
PRE-DEVELOPMENT SITE PLAN
 MINAMI NURSERY PROPERTY
 Hayward, California

FIGURE 5

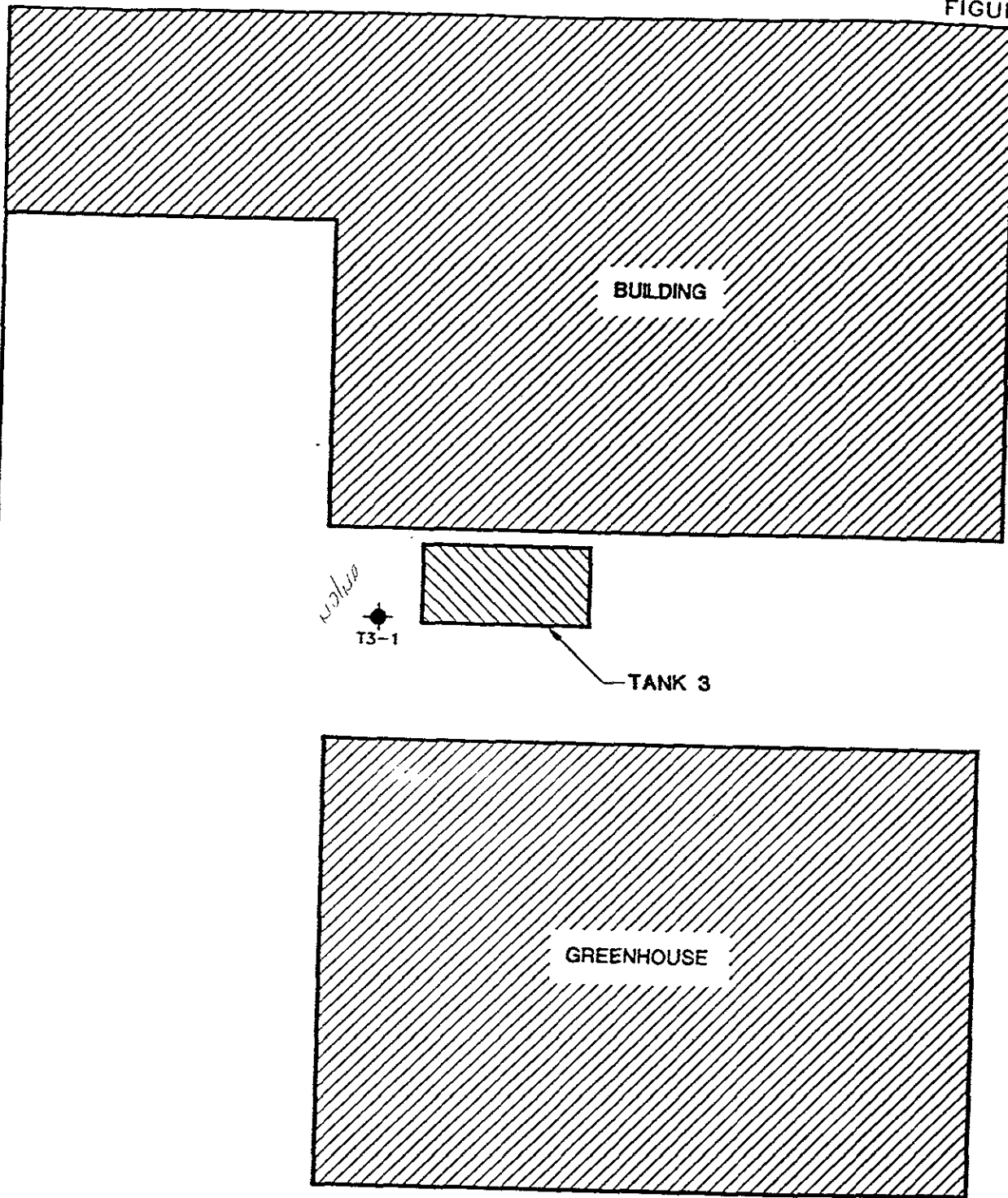


LEGEND

-  **PHASE I**
T1-1
TEMPORARY WELL LOCATION
-  **PHASE II**
T1-3
TEMPORARY WELL LOCATION
-  **PHASE III**
T1-9
TEMPORARY WELL LOCATION



**LOCATION OF TANK 1 AND 2 FIELD INVESTIGATIONS
MINAMI NURSERY SITE
Hayward, California**



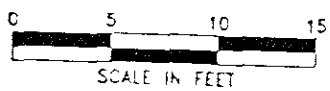
origin
T3-1

TANK 3

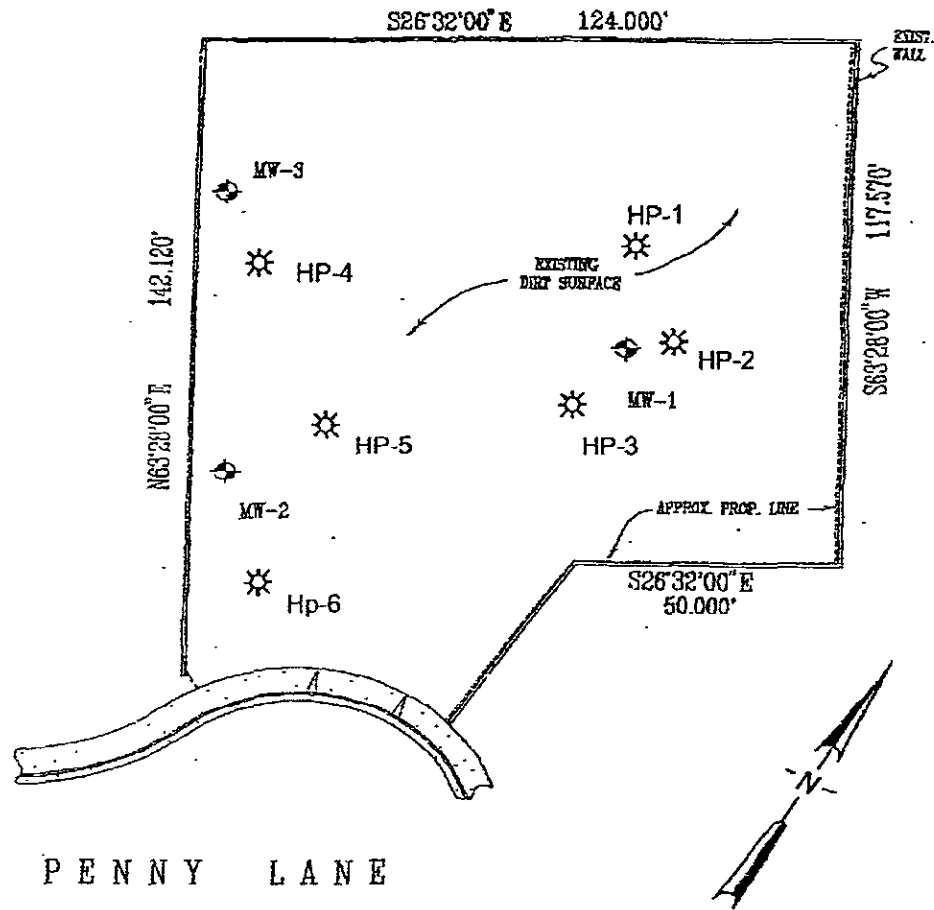
GREENHOUSE

LEGEND

◆ T3-1
PHASE I
TEMPORARY WELL
LOCATION



LOCATION OF TANK 3 FIELD INVESTIGATIONS
MINAMI NURSERY SITE
Hayward, California



Map Scale: 1 inch = 30 feet

Base Map: Site Survey Plat Map for the Former Model Nursery Property in San Lorenzo, California. (Tom Archer Civil Engineering, 1996)

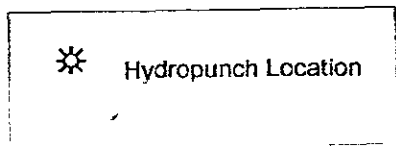
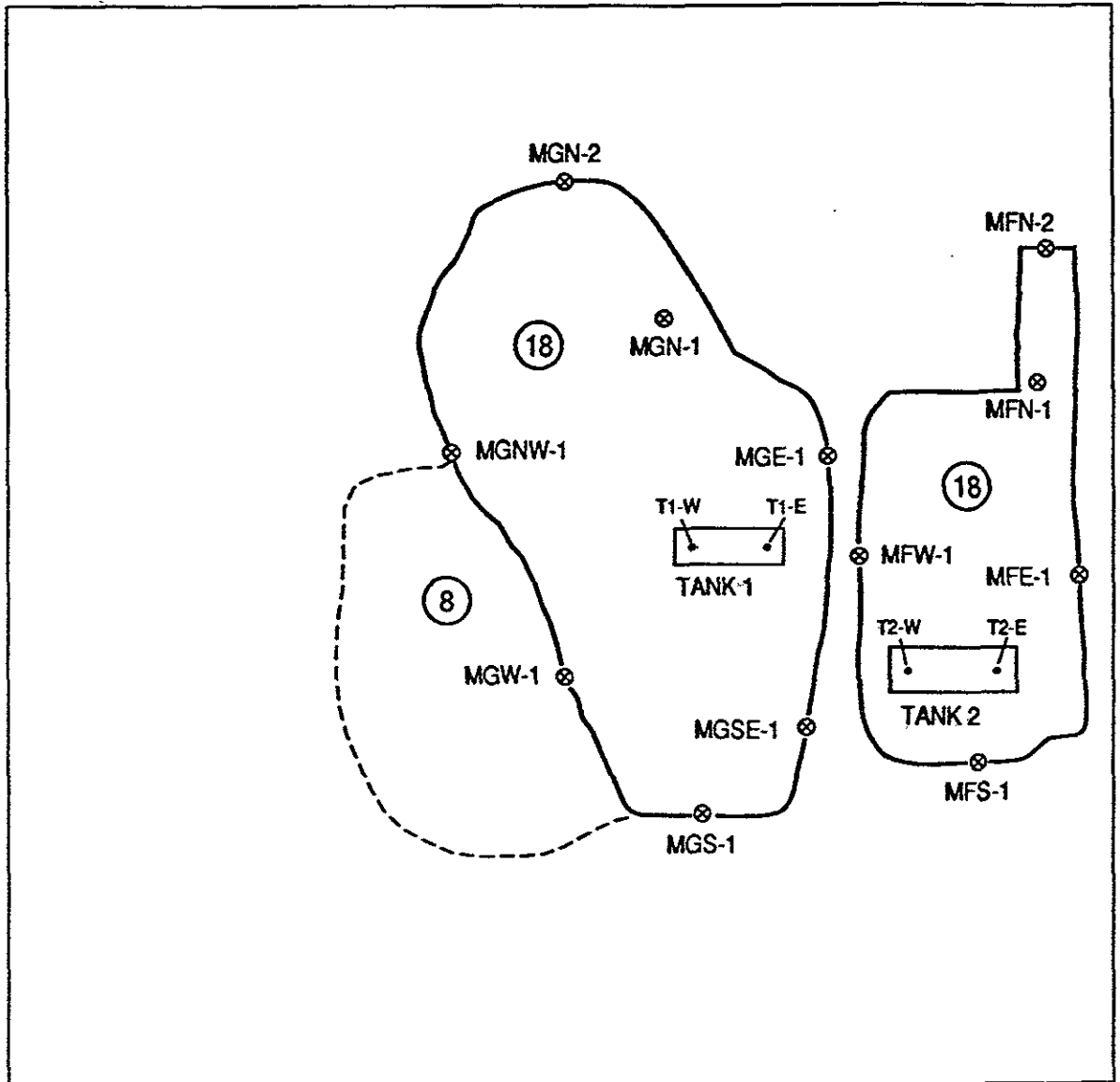


Figure-2: Location of Drilled Hydropunches and Existing Monitoring Wells





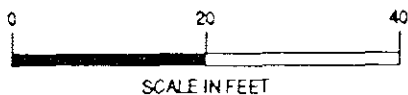
LEGEND

⊗ EXCAVATION DEPTH, IN FEET

⊗ SAMPLE LOCATION

MGN-1

— PROPERTY BOUNDARY



EXCAVATION LIMITS AND
 SAMPLE LOCATIONS
 MINAMI NURSERY SITE
 Hayward, California

TABLE 5
ANALYTICAL RESULTS FOR SOIL SAMPLES
GASOLINE TANK EXCAVATION
MINAMI NURSERY, HAYWARD, CALIFORNIA

Sample ID	Location of Sample	Depth (feet)	Analytical Results							
			TPH as Gasoline (mg/Kg)	TPH as Kerosene (mg/Kg)	TPH as Diesel (mg/Kg)	Benzene (µg/Kg)	Toluene (µg/Kg)	Ethyl Benzene (µg/Kg)	Total Xylenes (µg/Kg)	Organic Lead (mg/Kg)
T1-E	Underneath East End of Tank	8.0	ND	ND	ND	ND	23	ND	ND	ND
T1-W	Underneath West End of Tank	8.0	3,900	ND	ND	13,000	210,000	85,000	210,000	ND
MGE-1	East Wall	17.8	ND	ND	ND	ND	ND	ND	15	NA
MGN-1	North Wall	18.0	ND	NA	ND	ND	ND	ND	ND	NA
MGS-1	South Wall	18.0	ND	NA	ND	ND	ND	ND	ND	NA
MGSE-1	Southeast Wall	18.0	ND	NA	ND	ND	ND	ND	ND	NA
MGNW-1	Northwest Wall	18.5	ND	NA	ND	ND	ND	ND	ND	NA
MGN-2	North Wall	17.0	ND	NA	ND	ND	ND	ND	ND	NA
MGW-1	West Wall	17.0-18.0	ND	NA	ND	ND	ND	ND	ND	NA

ND = Not Detected
 NA = Not Analyzed

ATTACHMENT 7

TABLE 6
ANALYTICAL RESULTS FOR SOIL SAMPLES
FUEL OIL TANK EXCAVATION
MINAMI NURSERY, HAYWARD, CALIFORNIA

Sample ID	Location of Sample	Depth (feet)	Analytical Results							Organic Lead (mg/Kg)
			TPH as Gasoline (mg/Kg)	TPH as Kerosene (mg/Kg)	TPH as Diesel (mg/Kg)	Benzene (µg/Kg)	Toluene (µg/Kg)	Ethyl Benzene (µg/Kg)	Total Xylenes (µg/Kg)	
T2-W	Underneath West End of Tank	10.0	ND	ND	ND	ND	52	ND	ND	ND
T2-E	Underneath East End of Tank	12.0	ND	ND	ND	ND	ND	ND	ND	ND
MFS-1	South Wall	14.0	ND	ND	ND	ND	ND	ND	ND	NA
MFE-1	East Wall	17.5	ND	ND	67a	ND	ND	ND	ND	NA
MFN-1	North Wall	15.0	ND	ND	1,200a	30	150	10	56	NA
MFW-1	West Wall	16.0	ND	ND	ND	32	24	ND	200	NA
MFN-2	North Wall	18.0	ND	ND	ND	ND	ND	ND	ND	NA

ND = Not Detected

NA = Not Analyzed

a Quantification based on largest peaks within C12-C26 boiling range.

TABLE 1
PHASE I ANALYTICAL RESULTS
SOIL SAMPLES
MINAMI NURSERY SITE, HAYWARD, CALIFORNIA

Sample ID	Sample Depth ²	Analytical Parameter ¹	
		TPH	TOG
T1-1	6.0	ND	NA
	9.5	10,000	NA
	14.5	4,400	NA
T1-2	13.0	ND	NA
T2-1	9.5	NA	47
	13.5	NA	33
T2-2	9.5	NA	ND
	14.0	NA	ND
T3-1	6.5	NA	ND
	9.5	NA	ND
	14.5	NA	ND

- 1 = Reported in mg/Kg (ppm)
2 = Reported in feet below ground surface
NA = Not Analyzed
ND = Not Detected
TPH = Total Petroleum Hydrocarbons as Gasoline
TOG = Total Oil and Grease

TABLE 2
 RESULTS OF LABORATORY ANALYSES OF
 SOIL SAMPLES FROM SOIL BORINGS
 Former Minami Nursery Site
 Penny Lane
 San Lorenzo, California

Sample Identification	TPHd	TPHg	Benzene	Toluene	Ethylbenzene	Total Xylenes
<u>May 28, 1996</u>						
S- 4½-MW1	<1.0	<1.0	<0.0050	<0.0050	<0.0050	<0.0050
S- 9½-MW1	<1.0	<1.0	<0.0050	<0.0050	<0.0050	<0.0050
S-14½-MW1	<1.0	<1.0	<0.0050	<0.0050	<0.0050	<0.0050
S-24½-MW1	<1.0	<1.0	<0.0050	<0.0050	<0.0050	<0.0050
S- 4½-MW2	<1.0	<1.0	<0.0050	<0.0050	<0.0050	<0.0050
S- 9½-MW2	<1.0	<1.0	<0.0050	<0.0050	<0.0050	<0.0050
S-14 -MW2	<1.0	<1.0	<0.0050	<0.0050	<0.0050	<0.0050
S-15 -MW2	<1.0	<1.0	<0.0050	<0.0050	<0.0050	<0.0050
S-31 -MW2	<1.0	<1.0	<0.0050	<0.0050	<0.0050	<0.0050
S- 4½-MW3	<1.0	<1.0	<0.0050	<0.0050	<0.0050	<0.0050
S- 9½-MW3	<1.0	<1.0	<0.0050	<0.0050	<0.0050	<0.0050
S-14½-MW3	<1.0	<1.0	<0.0050	<0.0050	<0.0050	<0.0050
S-24 -MW3	<1.0	<1.0	<0.0050	<0.0050	<0.0050	<0.0050

Measurements are in parts per million (ppm).

TPHd: Total Petroleum Hydrocarbons as diesel analyzed by EPA Methods 3550 and modified 8015.

TPHg: Total Petroleum Hydrocarbons as gasoline analyzed by EPA Methods 5330 and modified 8015.

Benzene, toluene, ethylbenzene, and total xylenes analyzed by EPA Methods 5030 and modified 8020.

<: Less than the laboratory detection limit = NonDetectable.

TABLE 2
PHASE I ANALYTICAL RESULTS
GROUNDWATER SAMPLES
MINAMI NURSERY SITE, HAYWARD

Sample ID	Analytical Parameter ¹				
	TPH	BEN	TOL	XYL	ETB
T1-1	250,000	2,200	16,000	28,000	5,300
T1-2	4,800	32	14	550	200
T2-1	250	1	13	32	5
T2-2	270	0.9	8	27	4
T3-1	ND	ND	ND	ND	ND

¹ = Reported in ug/L (ppb)

ND = Not Detected

Chemical Contaminant Key:

BEN = Benzene; ETB = Ethylbenzene; TOL = Toluene; TPH = Total Petroleum Hydrocarbons;

XYL = Total Xylenes

TABLE 3
PHASE II ANALYTICAL RESULTS
GROUNDWATER SAMPLES
MINAMI NURSERY SITE, HAYWARD

Sample ID	Analytical Parameter ¹				
	TPH	BEN	TOL	XYL	ETB
T1-3	ND	ND	ND	ND	ND
T1-4	ND	ND	ND	ND	ND
T1-5	ND	ND	ND	ND	ND
T1-6	ND	ND	ND	ND	ND
T1-7	ND	ND	ND	ND	ND
T1-8	ND	1.4	ND	ND	ND

¹ = Reported in ug/L (ppb)

ND = Not Detected

Chemical Contaminant Key

BEN = Benzene; ETB = Ethylbenzene; TOL = Toluene; TPH = Total Petroleum Hydrocarbons;

XYL = Total Xylenes

TABLE 4
PHASE III ANALYTICAL RESULTS
GROUNDWATER SAMPLES
MINAMI NURSERY SITE, HAYWARD

Sample ID	Analytical Parameter ¹				
	TPH	BEN	TOL	XYL	ETB
T1-9	ND	ND	ND	ND	ND
T1-10	ND	ND	ND	ND	ND
T1-11	ND	ND	5	ND	ND
T1-12	ND	ND	ND	ND	ND
T1-13	ND	ND	ND	ND	ND
T1-14	ND	ND	ND	ND	ND
T1-15	ND	ND	ND	ND	ND
T1-16	ND	ND	ND	ND	ND
T1-17	ND	ND	ND	ND	ND
T1-18	ND	ND	ND	ND	ND

¹ = Reported in ug/L (ppb)
 ND = Not Detected

Chemical Contaminant Key:
 BEN = Benzene; ETB = Ethylbenzene; TOL = Toluene; TPH = Total Petroleum Hydrocarbons;
 XYL = Total Xylenes

**TABLE 3
CUMULATIVE ANALYTICAL DATA
FOR GROUNDWATER SAMPLES**

Former Minami Nursery Site
Penny Lane
San Lorenzo, California

Well Number	Date	TOG ppb	TPH-d ppb	TPH-g ppb	Benzene ppb	Toluene ppb	Ethylbenzene ppb	Xylenes ppb	MTBE ppb
MW-1	06/04/96	1,800	<50	4,100	4.2	4.2	6.0	36	<0.5
	09/24/96	800	<50	4,700	4.5	2.4	12	21	NA
	08/13/97	NS	NS	NS	NS	NS	NS	NS	NS
	04/18/98	NS	NS	NS	NS	NS	NS	NS	NS
MW-2	06/04/96	<500	<50	<50	<0.5	<0.5	<0.5	<0.5	<0.5
	09/24/96	<500	<50	<50	<0.5	<0.5	<0.5	<0.5	NA
	08/13/97	1,300	<50	<50	<0.5	<0.5	<0.5	<0.5	NA
	04/18/98	<5,000	<50	<50	<0.5	<0.5	<0.5	<0.5	<5.0
MW-3	06/04/96	<500	<50	<50	<0.5	<0.5	<0.5	<0.5	<0.5
	09/24/96	<500	<50	<50	<0.5	<0.5	<0.5	<0.5	NA
	08/13/97	<500	<50	<50	<0.5	<0.5	<0.5	<0.5	NA
	04/18/98	NS	NS	NS	NS	NS	NS	NS	NS

All measurements are in parts per billion (ppb). TOG measurements converted from parts per million (ppm) to ppb.

- TPHd: Total Petroleum Hydrocarbons as diesel analyzed by EPA Methods 3550/M8015
- TPHg: Total Petroleum Hydrocarbons as gasoline analyzed by EPA Methods 5330/M8015
- Benzene, toluene, ethylbenzene, and xylenes (BTEX) analyzed by EPA Methods 5030/M602
- MTBE: Methyl tertiary butyl ether analyzed by modified EPA Method 602 (M602)
- TOG: Total Oil and Grease analyzed by EPA Standard Method 5520 C, D, and F
- <: Less than the laboratory detection limit
- NA: Not Analyzed
- NS: Not Sampled

Table-3
Groundwater Analytical Data, November 28, 2001
Penny Lane, San Lorenzo, CA

Monitoring Well	Matrix	TPH-g (µg/L)	Benzene (µg/L)	Toluene (µg/L)	Ethyl-Benzene (µg/L)	Total Xylenes (µg/L)	MtBE* (µg/L)
HP-1	Water	ND	ND	ND	ND	ND	ND
HP-2	Water	ND	ND	ND	ND	ND	ND
HP-3	Water	ND	ND	ND	ND	ND	ND
HP-4	Water	ND	ND	ND	ND	ND	ND
HP-5	Water	ND	ND	ND	ND	ND	ND
HP-6	Water	ND	ND	ND	ND	ND	ND
DL		50	0.5	0.5	0.5	0.5	2.0

ND = Below detectable limit.

DL = Detection Limit of the laboratory

TABLE 1
 CUMULATIVE GROUNDWATER MONITORING DATA
 Former Minami Nursery Site
 Penny Lane
 San Lorenzo, California

<u>Well</u> Date	Elevation of Wellhead	Depth to Water	Elevation of Groundwater	Field Observations
<u>MW-1</u>				
05/31/96	42.57	16.89	25.68	Noticeable Odor
06/04/96		16.92	25.65	Noticeable Odor
07/11/96		17.23	25.34	Noticeable Odor
08/26/96		17.59	24.98	Noticeable Odor
09/24/96		17.84	24.73	Noticeable Odor
<u>MW-2</u>				
05/31/96	42.17	16.69	25.48	No Odor
06/04/96		16.65	25.52	No Odor
07/11/96		17.04	25.13	No Odor
08/26/96		17.31	24.86	No Odor
09/24/96		17.59	24.58	No Odor
<u>MW-3</u>				
05/31/96	43.01	17.75	25.26	No Odor
06/04/96		17.77	25.24	No Odor
07/11/96		18.06	24.95	No Odor
08/26/96		18.37	24.64	No Odor
09/24/96		18.60	24.41	No Odor

Wellhead Elevation based on benchmark: "HESP-BAR" a brass disc at the south end of the return on the southeast corner of the intersection of Hesperian Boulevard and Bartlett Avenue. Elevation taken as 43.73 feet above Mean Sea Level, City of San Lorenzo datum.

Elevations in feet above mean sea level. Depths in feet.

Boring Number: MW-1

FULLER

Job Number: 612-2

EXCAVATING & DEMOLITION, Inc.

Site Location: Former Minami Nursery, Hayward, CA

Drilling Method: 8-inch Hollow Stem Auger

Drilling Company: Exploration GeoServices

Sampling Method: Split-Spoon Sampler

Drilled By: Dan, Danny, & Mike

Total Depth: 25 Feet

Date Drilled: 5/28/96

Depth To Groundwater: 15.5 Feet

Logged By: K. Mateik

Depth In Feet	Sample Number	Blow Count	Inches Driven	Inches Recovered	PID Reading in PPM	Sampling Interval	Soil Description	USCS Classification	Graphic Representation	Well Construction	Comments
1						1	CLAYEY SILT, brown, dry, low plasticity, firm: FILL.	ML			2-inch diameter PVC casing 0.010-inch screen 2x12 sand
2						2					
3						3	SANDY SILT, brown, moist, low plasticity, very stiff: FILL.				
4						4	Color change to brown mottled with black, some glass and rock fragments.				
5	S-4 1/2-MW1	6	18	18	0	5					
6		10				6	SANDY CLAY, black, moist, high plasticity, very stiff: FILL.	CH			
7		13				7					
8						8					
9	S-4 1/2-MW1	5	18	17	0	9	Color change to black mottled with brown, firm: FILL.				
10		5				10					
11	S-9 1/2-MW1	5	18	17	0	11					
12						12					
13	S-14 1/2-MW1	5	18	18	0	13					
14		5				14	Increasing moisture content.				
15	S-14 1/2-MW1	5	18	18	0	15					
16		4				16	Water at 15.5 feet.				
17	S-16-MW1	4	18	15	0	17	Bottom of fill materials.				
18						18	Stiffer drilling at 17.5 feet.				
19	S-19 1/2-MW1	7	18	17	0	19					
20		10				20	SILTY SAND, brown, wet, medium dense: native soil.	SM			
21		13				21					
22						22					
23						23					
24	S-24 1/2-MW1	12	18	18	0	24	CLAYEY SILT, brown, moist, medium plasticity, very stiff	ML			
25		10				25	Boring terminated at 25 feet				
26		11				26					
27						27					
28						28					
29						29					
30						30					

FIGURE NO.

5

Boring Number: MW-2

FULLER

Job Number: 612-2

Site Location: Former Minami Nursery, Hayward, CA

Drilling Company: Exploration GeoServices

Drilled By: Dan, Danny, & Mike

Date Drilled: 5/28/96

Logged By: K. Mateik

EXCAVATING & DEMOLITION, Inc.

Drilling Method: 8-inch Hollow Stem Auger

Sampling Method: Split-Spoon Sampler

Total Depth: 31.5 Feet

Depth To Groundwater: 15.5 Feet

Depth In Feet	Sample Number	Blow Count	Inches Driven	Inches Recovered	PID Reading in PPM	Sampling Interval	Soil Description	USCS Classification	Graphic Representation	Well Construction	Comments
1						1	CLAYEY SILT, light brown mottled with black, damp, medium plasticity, firm: FILL	ML			
2						2	SILTY CLAY, dark brown to black, moist, high plasticity.	CH			2-inch diameter PVC casing
3						3					0.010-inch screen
4						4					2x12 sand
5		9	18	18	0	5	Color change to brown.				
6		16				6	Lower plasticity in cuttings at 6 feet.				
7		16				7					
8						8					
9		4				9					
10		5	18	18	0	10	SANDY SILT, brown, some clay, fine-grained sand, moist, low plasticity, stiff.	ML			
11		6				11					
12						12					
13		7				13					
14		8	18	14	0	14	SILTY SAND, fine-grained sand, brown, moist, medium dense.	SM			
15		10				15					
16		5	18	17	0	16	Fine- to medium-grained sand, well rounded.				
17		4				17					
18		5				18					
19						19					
20		7	18	18	0	20	Predominantly medium-grained sand.				
21		8				21					
22		8				22	Rougher drilling at 22 feet.				
23						23					
24						24					
25		17	18	18	0	25	SAND, fine- to coarse-grained, brown, wet, medium dense	SW			
26		23				26	Some subangular fine gravel				
27		27				27	Easier drilling at 27 feet				
28						28					
29		6	18	16	0	29	SILTY SAND, brown, wet, medium dense, fine-grained sand	SM			
30		8				30	CLAYEY SILT, brown, moist, low to medium plasticity, hard	ML			

FIGURE NO.

6

(Boring Continued On Next Page)

Boring Number: MW-2

FULLER

Job Number: 612-2

EXCAVATING & DEMOLITION, Inc.

Site Location: Former Minami Nursery, Hayward, CA

Drilling Company: Exploration GeoServices

Drilling Method: 8-inch Hollow Stem Auger

Drilled By: Dan, Danny, & Mike

Sampling Method: Split-Spoon Sampler

Date Drilled: 5/28/96

Total Depth: 31.5 Feet

Logged By: K. Mateik

Depth To Groundwater: 15.5 Feet


Depth In Feet	Sample Number	Blow Count	Inches Driven	Inches Recovered	PID Reading in PPM	Soil Description	USCS Classification	Graphic Representation	Well Construction	Comments
31	S-31-NW2	12 17 18	18	18	0	CLAYEY SILT, brown, moist, low to medium plasticity, hard.	ML			
32						Boring terminated at 31.5 feet.				
33										
34										
35										
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60										

FIGURE NO.

6

Spring Number: MW-3

FULLER

Job Number: 612-2

EXCAVATING & DEMOLITION, Inc.

Site Location: Former Minami Nursery, Hayward, CA

Drilling Company: Exploration GeoServices

Drilled By: Dan, Danny, & Mike

Date Drilled: 5/28/96

Logged By: K. Mateik

Drilling Method: 8-inch Hollow Stem Auger

Sampling Method: Split-Spoon Sampler

Total Depth: 25 Feet

Depth To Groundwater: 15.5 Feet

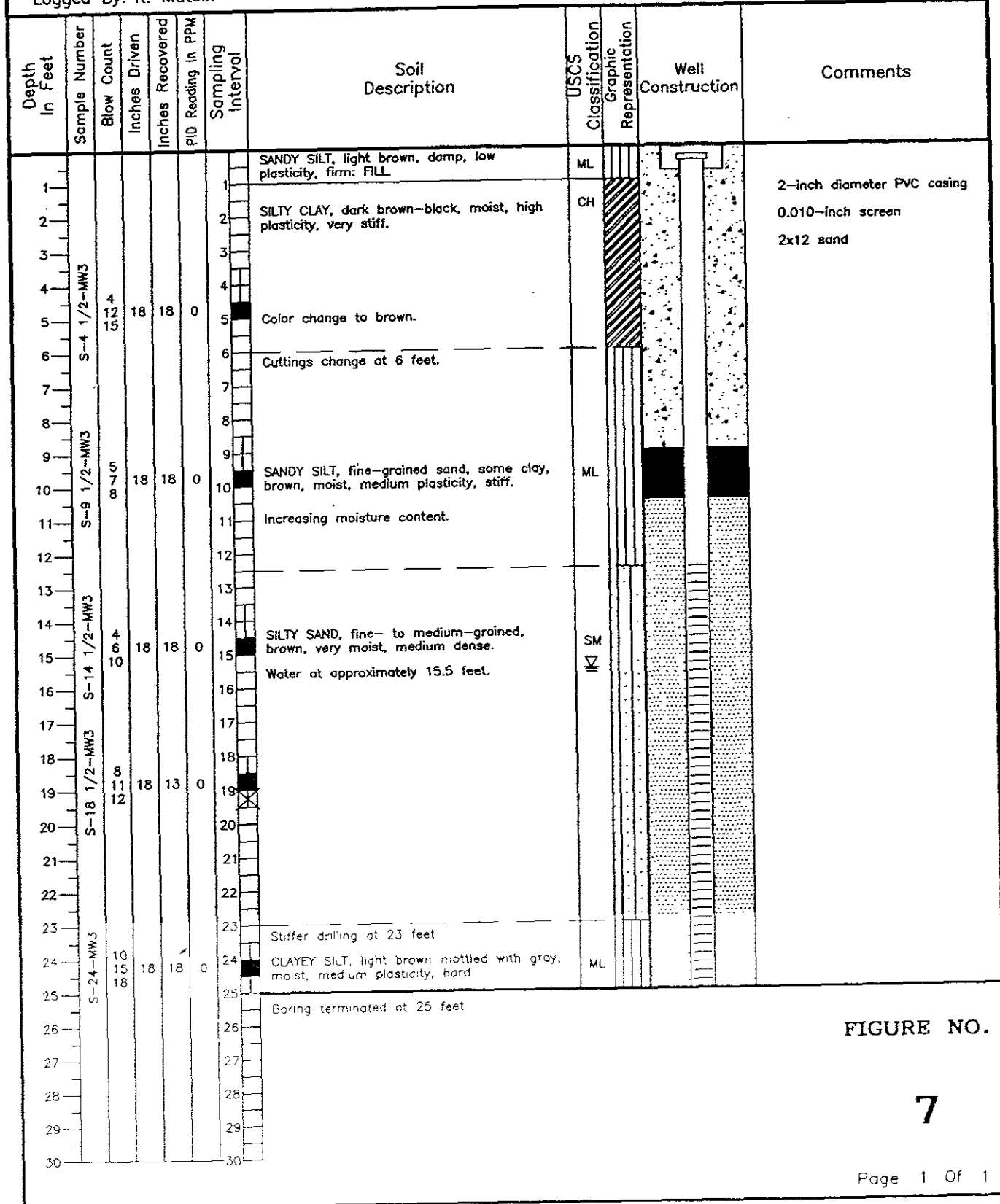
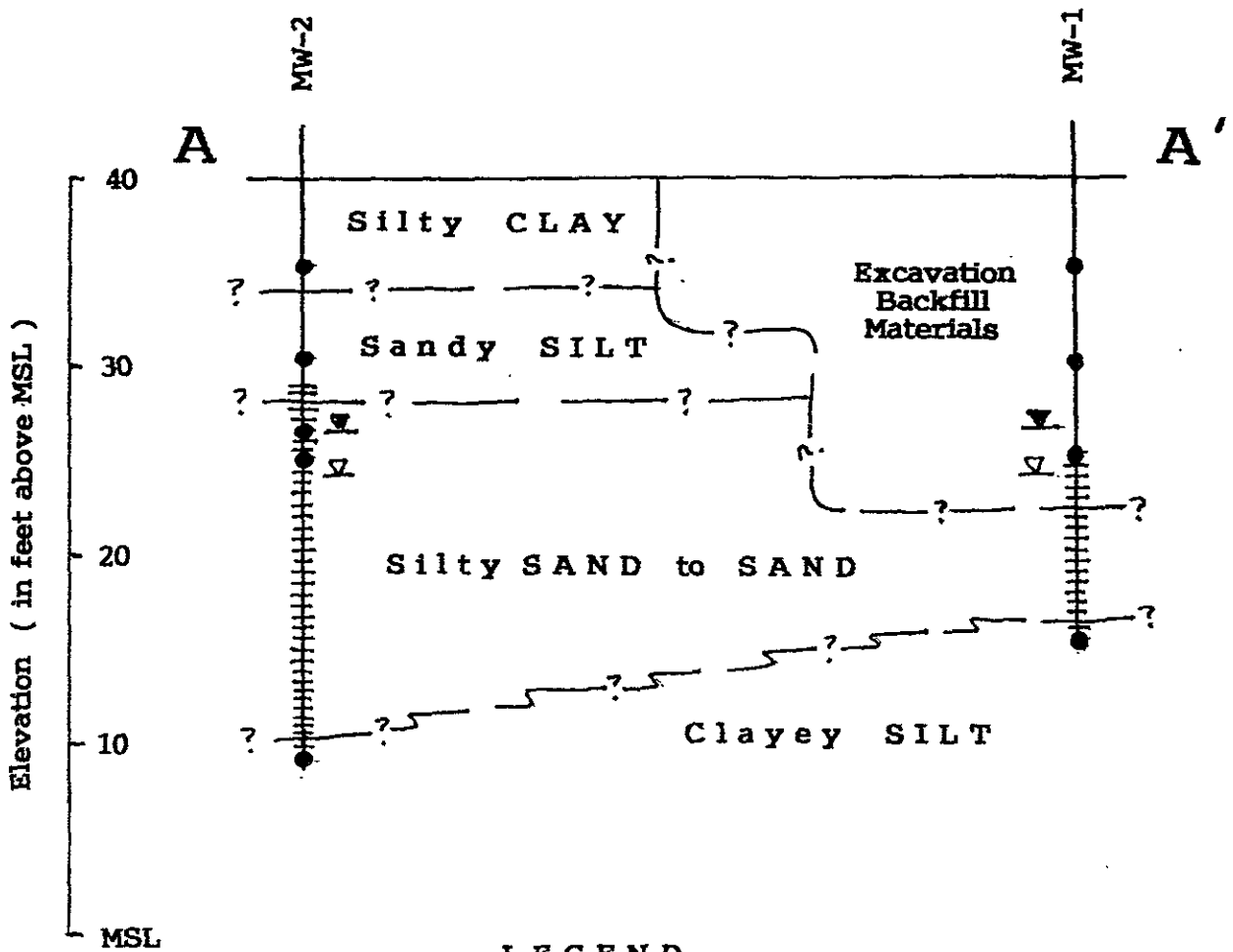


FIGURE NO.

7



LEGEND

- ? — = Stratigraphic Contact (approximate)
- = Soil sample location
- ▽ = Initial Water Level in boring
- ▽ = Stabilized Water Level in monitoring well

Horizontal Scale : 1 inch = 20 feet

Vertical Scale : 1 inch = 10 feet

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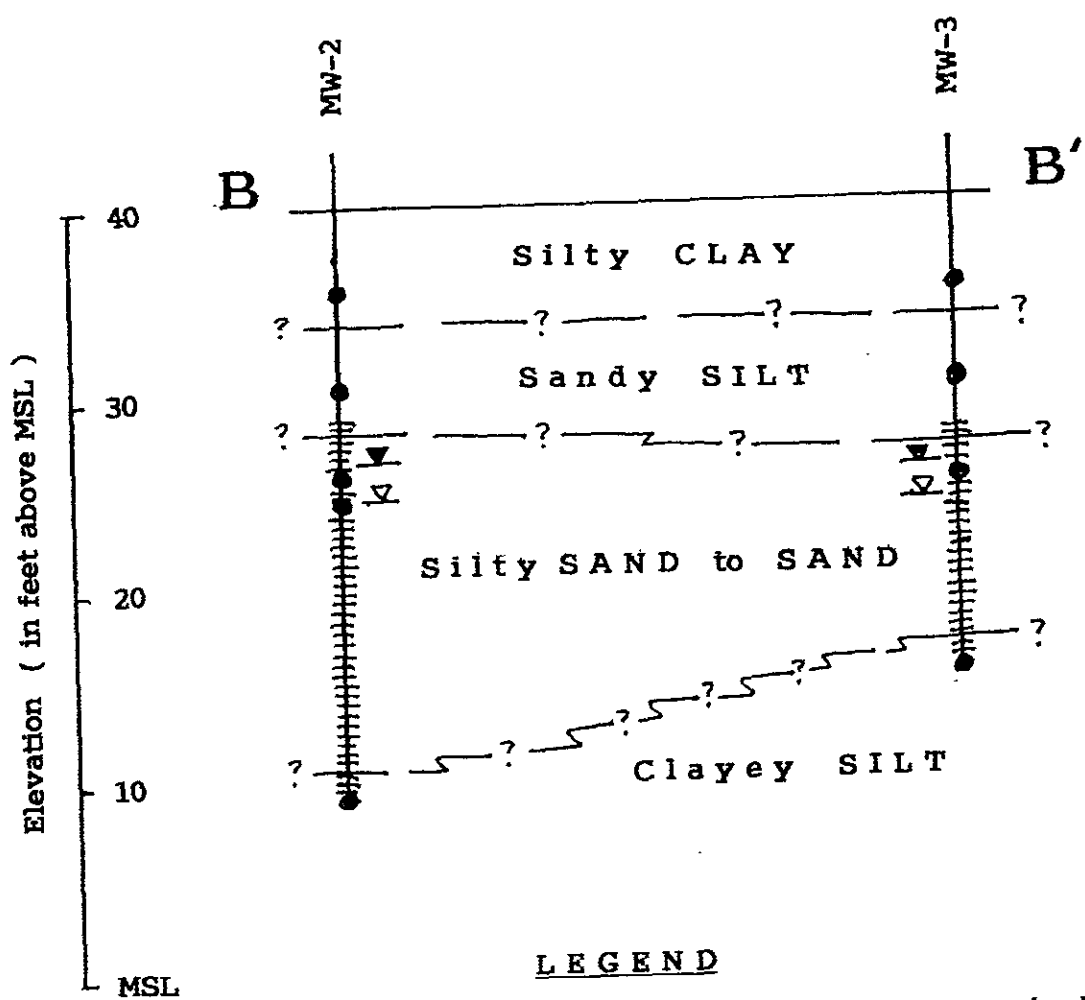
GEOLOGIC CROSS - SECTION A - A'

Former Minami Nursery Site

San Lorenzo, California

FIGURE NO.

8

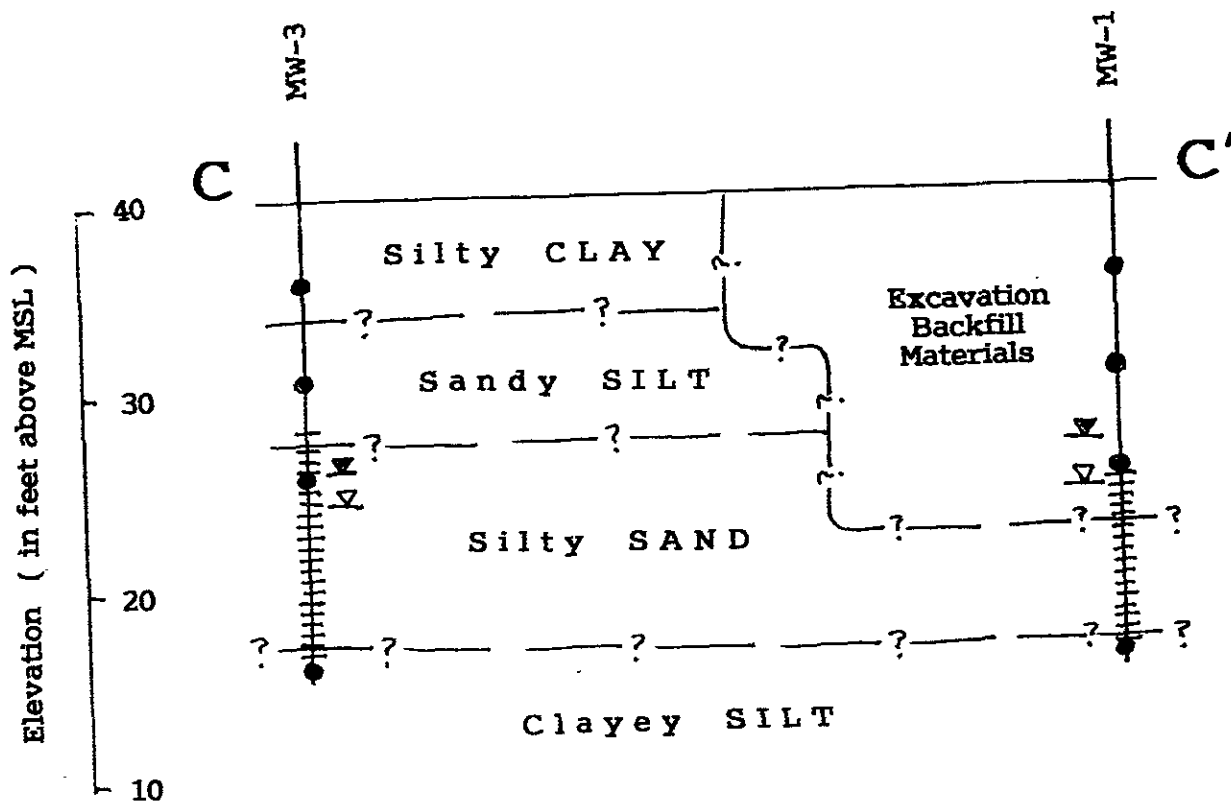


LEGEND

- ? — = Stratigraphic Contact (approximate)
- = Soil sample location
- ▽ = Initial Water Level in boring
- ▽ = Stabilized Water Level in monitoring well

Horizontal Scale : 1 inch = 20 feet
 Vertical Scale : 1 inch = 10 feet

<p>FULLER EXCAVATING & DEMOLITION, Inc.</p>	<p>GEOLOGIC CROSS SECTION B - B' Former Minami Nursery Site San Lorenzo, California</p>	<p>FIGURE NO. 9</p>
<p>Project No. 5107</p>		



LEGEND

- ?— = Stratigraphic Contact (approximate)
- = Soil sample location
- ▽ = Initial Water Level in boring
- ▮ = Stabilized Water Level in monitoring well

Horizontal Scale : 1 inch = 20 feet

Vertical Scale : 1 inch = 10 feet

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DEMOLITION, Inc.

Project No. 5107

GEOLOGIC CROSS - SECTION C - C'

Former Minami Nursery Site
San Lorenzo, California

FIGURE NO.

10

S26°32'00" E 124.000'

EXIST. WALL

6/4/96

142.120'

N63°28'00" E

(25.24)
MW-3

25.30

25.40

25.50

25.60

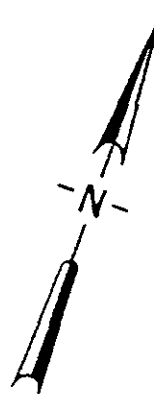
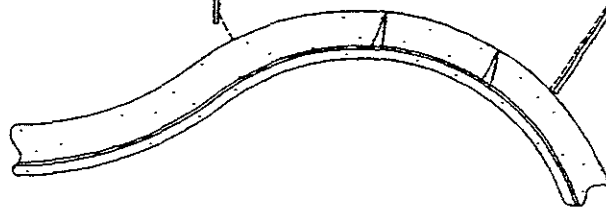
MW-1
(25.65)

MW-2
(25.52)

APPROX. PROP. LINE

S26°32'00" E
50.000'

117.570'
S63°28'00" W



LEGEND

(25.65) = Groundwater Elevation measured in feet;
Datum is Mean Sea Level

--- = Line of Equal Elevation of Groundwater
measured in feet; Datum is Mean Sea Level

↖ = Direction of Groundwater Flow

1 inch = 30 feet

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EXCAVATING &
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GROUNDWATER GRADIENT MAP

Former Minami Nursery Site

San Lorenzo, California

FIGURE NO.

12

Project No. 5107