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Minami
AG



May 8, 2002

Mr. Amir K. Gholami, REHS
Alameda County Health Care Services Agency
1131 Harbor Bay Parkway, Suite 250
Alameda, California 94502-6577

Subject: Former Minami Nursery
Site Located at 600 Shirley Avenue, Hayward, California
STID 3817

Dear Amir:

Enclosed for your review is SOMA's report entitled "Well Decommissioning for the Former Minami Nursery" located at 600 Shirley Avenue, Hayward, CA.

Thank you for your time in reviewing this report. If you have any questions or comments, please call me at (925) 244-6600.

Sincerely,

Mansour Sepehr, Ph.D., P.E.
Principal Hydrogeologist

Enclosure

cc: Ms. Janet Minami w/enclosure





ENVIRONMENTAL ENGINEERING, INC
2680 Bishop Drive • Suite 203 • San Ramon, CA 94583
TEL (925) 244-6600 • FAX (925) 244-6601

WELL DECOMMISSIONING REPORT
FOR THE FORMER MINAMI NURSERY
600 Shirley Avenue
Hayward, California

May 7, 2002

Project 2560

Prepared for

Ms. Janet Minami
998 A Street
Hayward, California 94541

Prepared by

SOMA Environmental Engineering, Inc.
2680 Bishop Drive, Suite 203
San Ramon, California 94583

CERTIFICATION

This report has been prepared by SOMA Environmental Engineering, Inc. for the Alameda County Department of Health Services on behalf of Ms. Janet Minami, the property owner at 600 Shirley Avenue, Hayward, California.



Mansour Sepehr, Ph.D., P.E.
Principal Hydrogeologist



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1.0 INTRODUCTION

This report has been prepared by SOMA Environmental Engineering, Inc., (SOMA) on behalf of Ms. Janet Minami, the property owner of the former Minami Nursery (the "Site"). The Site is located at 600 Shirley Avenue, Hayward California (see Figure 1). The Site was largely developed as a residential subdivision. Currently, a small portion of the Site is a vacant lot.

Originally, there were three underground storage tanks (USTs) at the Site. One tank, Tank 1, contained gasoline, while the other two tanks, Tank 2 and 3, were used to store fuel oil. Reportedly, the gasoline tank has not been used since 1978 and the fuel oil tanks since 1958. Prior to the first site characterization in 1988, Tank 3 was removed from the Site. However, there is no information in regards to activities performed, analytical results, or the removal and disposal fate of this tank.

In May 1996, Fuller Excavation and Demolition, installed three 2-inch diameter groundwater monitoring wells (MW-1, MW-2, and MW-3) at the Site (see Figure 2). The location of the groundwater monitoring wells was selected by ESI in their 1993 workplan, which was approved by Alameda County Health Care Services (ACHCS). Presumably, MW-1 was installed within the USTs' excavation pit while MW-2 and MW-3 were placed in a downgradient area to evaluate the extent of groundwater contamination beneath the Site.

On September 7, 2001, ACHCS requested a workplan to conduct a subsurface investigation to include the collection and testing of soil and groundwater samples beneath the Site. Based on the ACHCS's request, the scope of work included the installation of hydropunches and collecting soil and grab groundwater samples to evaluate the current status of the soil and groundwater contamination beneath the Site.

In December 2001, SOMA drilled six hydropunches around the existing/vandalized groundwater monitoring wells, especially around MW-1, in order to evaluate the existing soil and groundwater quality conditions beneath the Site. The borings were advanced to a total depth of 22 feet below ground surface (bgs). The locations of these hydropunches are shown in Figure 2. The results of laboratory analyses on groundwater samples did not indicate the presence of petroleum hydrocarbons in the groundwater, therefore, SOMA recommended decommissioning the existing wells. On February 20, 2002, ACHCS concurred with SOMA's recommendations and requested the destruction of the monitoring wells at the Site.

This report documents the destruction of the existing groundwater monitoring wells based on the ACHCS's monitoring well abandonment guidelines.

2.0 SCOPE OF WORK

The scope of work included the following tasks:

1. Preparing a site-specific Health and Safety Plan (HASP);
2. Obtaining a well destruction permit from Alameda County; and
3. Decommissioning two wells.

These tasks are described below.

2.1 Preparing a HASP

Before the commencement of field activities, a site-specific health and safety plan (HASP) was prepared by SOMA. The HASP was designed to address safety provisions during field activities. It provided procedures to protect the field crew from physical and chemical hazards resulting from drilling and groundwater sampling. The HASP established personnel responsibilities, general safe work

practices, field procedures, personal protective equipment standards, decontamination procedures, and emergency action plans.

2.2 Obtaining Permit

Prior to drilling, the necessary drilling permits were obtained from the Alameda County Public Works Agency (see Appendix A).

2.3 Decommissioning Wells

On April 8, 2002, SOMA contracted Geo Environmental Services of San Jose, California, to decommission the wells according to the ACHCS's published guidelines.

Originally, there were three groundwater monitoring wells at the Site. One of the monitoring wells, MW-1 was not found during our site visit. Subsequently, the property owner used a backhoe to scrape off the surface soils in the immediate location of MW-1. However, there was no sign of MW-1. Therefore, it was concluded that MW-1 must have been destroyed during the soil excavation and site investigation period.

The first step in decommissioning the wells was to remove the well box and excavate the one-foot thick cement layer surrounding the PVC casing, using a Jack hammer. Then the cement was removed from around the well boxes, and the box itself was removed, exposing the well casing. The exposed casing was cut to one-foot bgs. Once the excavated hole was cleaned, the well was pressure grouted. A truck-mounted cement mixer was used to prepare the grout. Then a truck-mounted pump was used to pressure grout the wells to ground level. After the grout settled, a pre-mixed fast setting concrete was used to fill the hole to ground level.

FIGURES

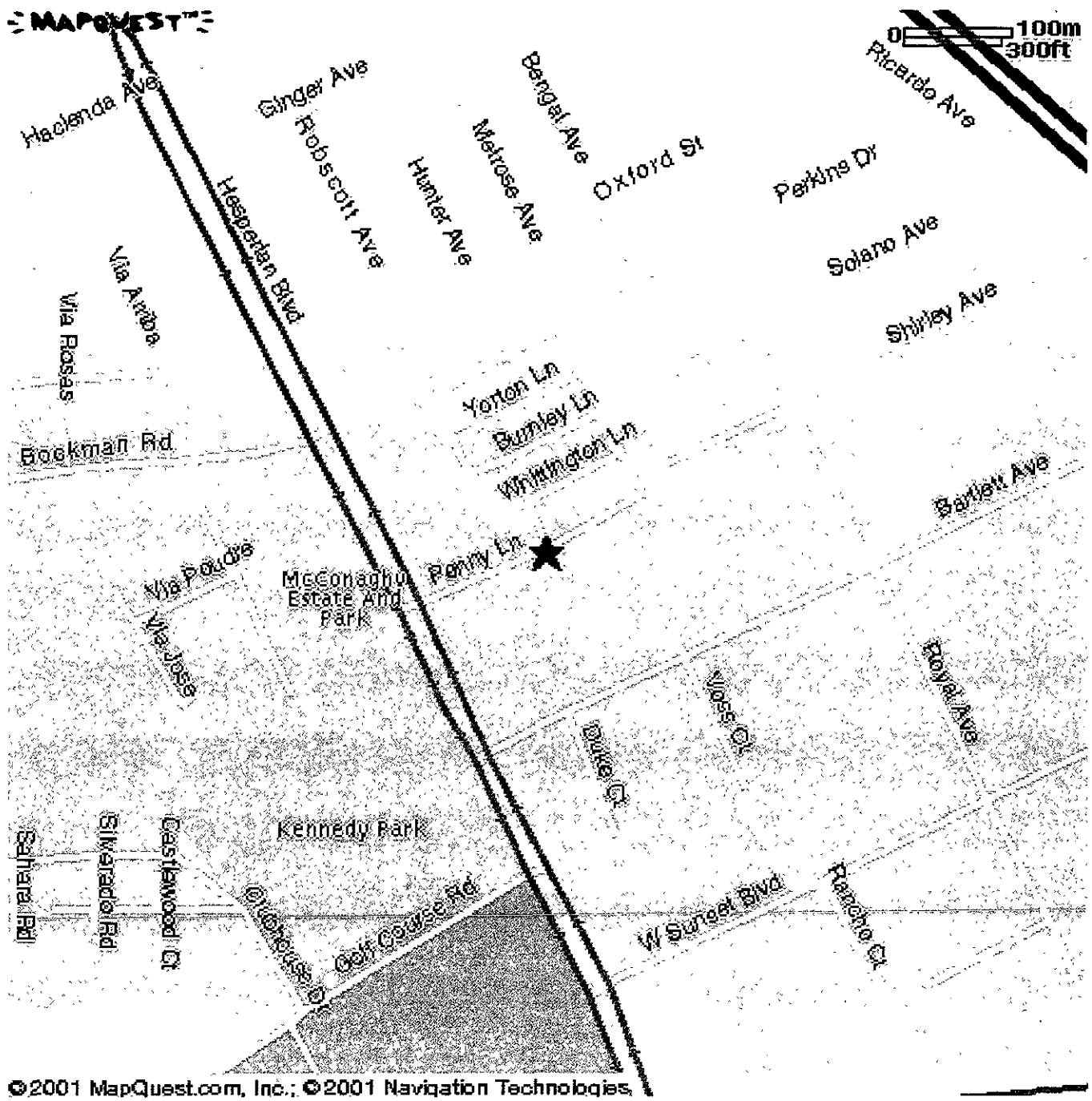
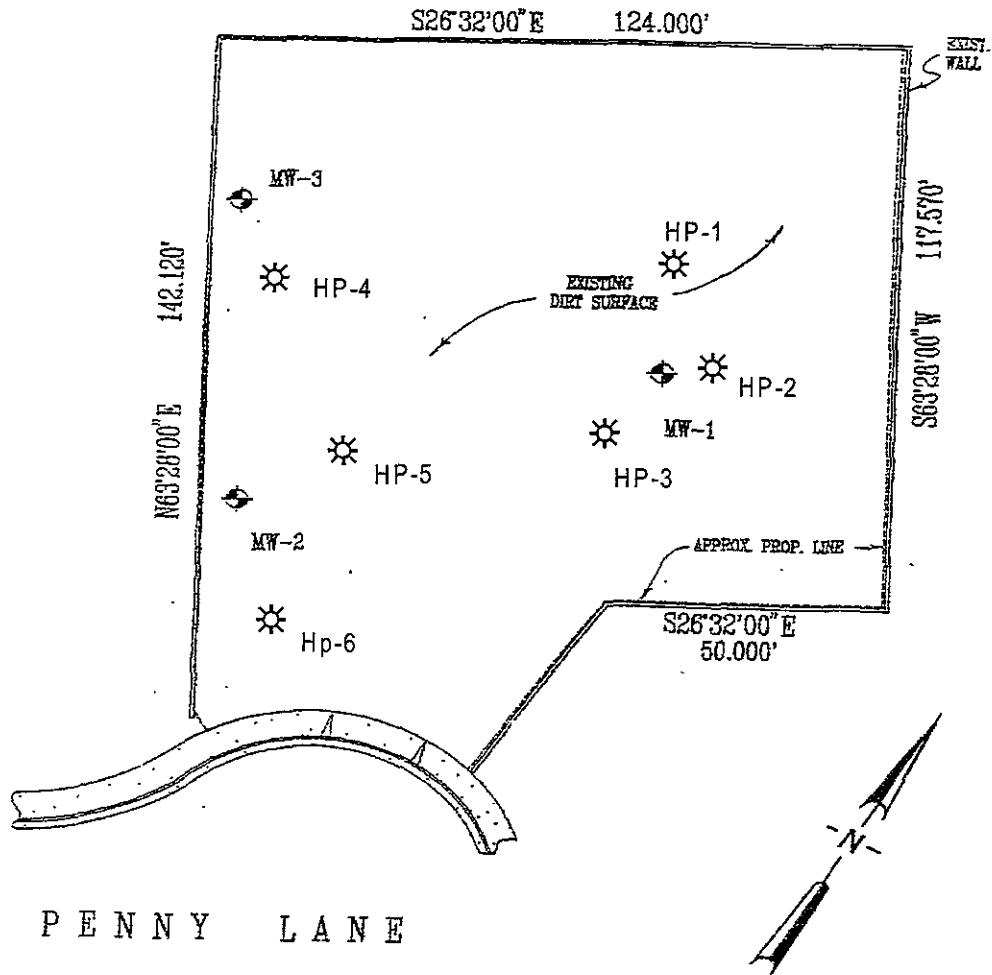


Figure-1: Site Location Map



Map Scale: 1 inch = 30 feet

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


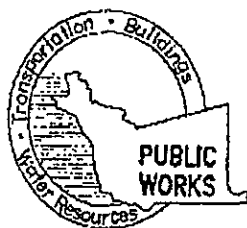
 Hydropunch Location

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

APPENDIX A
WELL DESTRUCTION PERMIT



ALAMEDA COUNTY PUBLIC WORKS AGENCY

WATER RESOURCES SECTION

399 ELMHURST ST. HAYWARD, CA. 94544-1395
PHONE (510) 670-5554 FAX (510) 782-1939

PERMIT NO. W02-0335-0336

WATER RESOURCES SECTION
GROUNDWATER PROTECTION ORDINANCE
Destruction of Monitoring Wells (Less than 45 feet in depth)

Destruction Requirements: **PRESSURE GROUTING**

1. Remove any casing(s) and annular seal to 3-5 feet below finished grade of original ground, whichever is the lower elevation.
2. Destroy well by grouting neat cement with a tremie pipe or pressure grouting (25 psi for 5min.) to the bottom of the well and by filling with neat cement to three (3-5) feet below surface grade. Allow the sealing material to spill over the top of the casing to fill any annular space between casing and soil.
3. After the seal has set, backfill the remaining hole with concrete or compacted material to match existing conditions.
4. Drilling permits are valid from the start date to the completion date. Permits can be extended by a phone call, but drilling permit applications will not be extended beyond 90 days from the approved start date.
5. Compliance with the above well-sealing specifications shall not exempt the well-sealing contractor from complying with appropriate state reporting-requirements related to well destruction (Sections 13750 through 13755 (Division 7, Chapter 10, Article 3) of the California Water Code). Contractor must complete State DWR Form 188 and mail original to the Alameda County Public Works Agency, Water Resources Section, within 60 days.
6. Permittee shall assume entire responsibility for all activities and uses under this permit and shall indemnify, defend and save the Alameda County Public Works Agency, its officers, agents, and employees free and harmless from any and all expense, cost, liability in connection with or resulting from the exercise of this Permit including, but not limited to, property damage, personal injury and wrongful death.



ALAMEDA COUNTY PUBLIC WORKS AGENCY

WATER RESOURCES SECTION
 399 ELMHURST ST. HAYWARD CA. 94544-1395
 PHONE (510) 878-5554
 FAX (510) 878-1939

DRILLING PERMIT APPLICATION

FOR APPLICANT TO COMPLETE

FOR OFFICE USE

LOCATION OF PROJECT Former Minami Nursery
North Side of Ferry Lane
San Lorenzo, CA

PERMIT NUMBER W02-0336
 WELL NUMBER _____
 APN _____

CLIENT Ms. Janet Minami
 Name clo: SOMA Environmental
 Address 2680 Bishop Dr Phone 925-944-6600
 City San Ramon State CA Zip 94583

PERMIT CONDITIONS
 Circled Permit Requirements Apply

APPLICANT
 Name Alpha Geo Services
 Address 1093 Patton Way Fax 408-792-7116
 City San Jose Phone 408-792-3090
 Zip 95128

- A. GENERAL**
1. A permit application should be submitted so as to arrive at the ACPWA office five days prior to proposed starting date.
 2. Submit to ACPWA within 60 days after completion of permitted original Department of Water Resources Well Completion Report.
 3. Permit is void if project not begun within 90 days of approval date.

TYPE OF PROJECT

Well Construction	Geotechnical Investigation
Cathodic Protection	General
Water Supply	Contamination
Monitoring	<u>Well Destruction</u>

- B. WATER SUPPLY WELLS**
1. Minimum surface seal thickness is two inches of cement grout placed by trowel.
 2. Minimum seal depth is 50 feet for municipal and industrial wells or 20 feet for domestic and irrigation wells unless a lesser depth is specially approved.

PROPOSED WATER SUPPLY WELL USE

New Domestic	Replacement Domestic
Municipal	Irrigation
Industrial	Other _____

- C. GROUNDWATER MONITORING WELLS INCLUDING PIEZOMETERS**
1. Minimum surface seal thickness is two inches of cement grout placed by trowel.
 2. Minimum seal depth for monitoring wells is the maximum depth practicable or 20 feet.

DRILLING METHOD:

Mid Rotary	Air Rotary	Auger
Cable	Chisel	

- D. GEOTECHNICAL**
- Backfill bore hole by trowel with cement grout or cement grout and mixture. Upper two-thirds feet replaced in kind or with equivalent casing.

R/LLER'S NAME Alpha Geo Services

- E. CATHODIC**
- Fill hole anode zone with concrete placed by trowel.
- F. WELL DESTRUCTION - Attached**
- Send a map of work site. A separate permit is required for wells deeper than 45 feet.

R/LLER'S LICENSE NO 507520

C. SPECIAL CONDITIONS

WELL PROJECTS

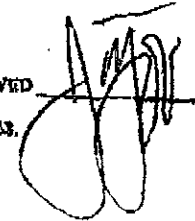
Drill Hole Diameter	<u>8</u> in.	Maximum Depth	<u>25</u> ft.
Casing Diameter	<u>2</u> in.	Owner's Well Number	<u>MW-3</u>
Surface Seal Depth	<u>15</u> ft.		

NOTE: One application must be submitted for each well or well disturbance. Multiple borings on one application are acceptable for geotechnical and contamination investigations.

GEOTECHNICAL PROJECTS

Number of Borings	_____	Maximum Depth	_____ ft.
Bore Diameter	_____ in.		

ESTIMATED STARTING DATE 3/27/02
 ESTIMATED COMPLETION DATE 3/27/02

APPROVED  DATE 3-2002

Applicant agrees to comply with all requirements of this permit and Alameda County Ordinance No. 73-03.

APPLICANT'S SIGNATURE Frank Hameddi-Fard DATE 3/19/02
 LAST PRINT NAME Frank Hameddi-Fard Rev. 5.13.01



ALAMEDA COUNTY PUBLIC WORKS AGENCY

WATER RESOURCES SECTION
 399 ELMHURST ST. HAYWARD CA. 94544-1395
 PHONE (510) 677-6554
 FAX (510) 782-1939

DRILLING PERMIT APPLICATION

FOR APPLICANT TO COMPLETE

FOR OFFICE USE

LOCATION OF PROJECT Former Minami Nursery
North side of Penny Lane
SAN LORENZO, CA

PERMIT NUMBER W02-0335
 WELL NUMBER _____
 APN _____

CLIENT Ms. Janet Minami
 Name Clc: SOMA Environmental
 Address 2680 Bishop Dr. Phone 925-244-6600
 City SAN RAMON Suite 257 Zip 94583

PERMIT CONDITIONS
 Critical Permit Requirements Apply

APPLICANT
 Name Alpha Geo Services
 Address 1098 Wilson Way Phone 408-292-2090
 City SAN JOSE Zip 95128

- A. GENERAL**
1. A permit application should be submitted so as to arrive at the ACPWA office five days prior to proposed starting date.
 2. Submit to ACPWA within 60 days after completion of permitted original Department of Water Resources-Well Completion Report.
 3. Permit is void if project not begun within 90 days of approval date.

TYPE OF PROJECT

Well Construction	Geotechnical Investigation
Corrosive Protection	General
Water Supply	Contamination
Monitoring	<u>Well Destruction</u>

- B. WATER SUPPLY WELLS**
1. Minimum surface seal thickness is two inches of cement grout placed by tremie.
 2. Minimum seal depth is 50 feet for municipal and industrial wells or 20 feet for domestic and irrigation wells unless a lower depth is specially approved.

PROPOSED WATER SUPPLY WELL USE

New Domestic	Replacement Domestic
Municipal	Irrigation
Industrial	Other _____

- C. GROUNDWATER MONITORING WELLS INCLUDING MEZOMETERS**
1. Minimum surface seal thickness is two inches of cement grout placed by tremie.
 2. Minimum seal depth for monitoring wells is the maximum depth practicable or 20 feet.

DRILLING METHOD:

Mod Rotary	Air Rotary	Auger
Cable	Other	

- D. GEOTECHNICAL**
- Backfill bore hole by tremie with cement grout or cement grout and aggregate. Upper two-thirds (2) replaced in kind or with compacted casing.

DRILLER'S NAME Alpha Geo Services
 DRILLER'S LICENSE NO. 507520

- E. CATHODIC**
- Fill hole anode zone with cement placed by tremie.
- (F) WELL DESTRUCTION - Attached**
- Send a map of work site. A separate permit is required for wells deeper than 45 feet.
- G. SPECIAL CONDITIONS**

WELL PROJECTS

Drill Hole Diameter <u>8</u> in.	Maximum Depth <u>31.5</u> ft.	Owner's Well Number <u>MW-2</u>
Casing Diameter <u>2</u> in.		
Surface Seal Depth <u>15</u> ft.		

NOTE: One application must be submitted for each well as well destruction. Multiple borings on one application are acceptable for geotechnical and contamination investigations.

GEOTECHNICAL PROJECTS

Number of Borings _____	Maximum Depth _____ ft.
Bore Diameter _____ in.	

ESTIMATED STARTING DATE 3/27/02
 ESTIMATED COMPLETION DATE 3/27/02

APPROVED [Signature] DATE 3-20-02

I hereby agree to comply with all requirements of this permit and Alameda County Ordinance No. 73-68.

APPLICANT'S SIGNATURE [Signature] DATE 3/19/02
 BASE PRINT NAME Frank Hamedia-Fard Rev 5-13-01