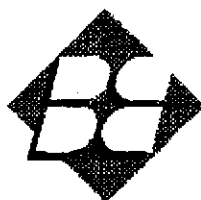


**FACSIMILE MEMORANDUM SHEET**



**BLYMYER**  
ENGINEERS, INC.

Date: June 21, 1999

Job No.: 94015

Fax No.: 337-9335

*STID*  
*4403*  
*RESPONDED to*  
*7/7/99*

TO: Amir Gholami  
Alameda Co. Health Care Services

Subject: Kawahara Nursery, San Lorenzo

**Comments:**

Attached is the response to your letter dated June 2, 1999, as well as revised site maps. The attachments to the letter (Revised Workplan dated 6/12/97 and the ACHCSA letter dated 6/6/97) will be mailed along with the hard copy of this letter.

Thank you.  
Jeanna Hudson 510-521-3773

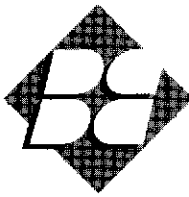
Total number of pages (including this memo) 5 Originals to be mailed? YES

Carbon Copy: \_\_\_\_\_

If this transmission has not arrived as described or is not in readable condition, please contact Blymyer Engineers, Inc. and we will re-transmit.

(510) 521-3773 1829 Clement Avenue, Alameda, CA 94501-1395  
Fax (510) 865-2594

rev. 10/4/93



99 JUN 22 PM 2:44

June 21, 1999  
BEI Job No. 94015

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

STID  
4403

**Subject: Proposed Soil Bore Locations  
Kawahara Nursery  
16550 Ashland Avenue, San Lorenzo, CA**

Dear Mr. Gholami:

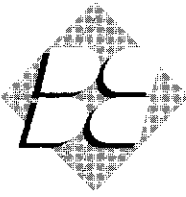
On April 19, 1999, Blymyer Engineers submitted the *Quarterly Groundwater Monitoring Report, 1<sup>st</sup> Quarter 1999* to the Alameda County Health Care Services Agency (ACHCSA) on behalf of Kawahara Nursery. In that report, Blymyer Engineers proposed additional soil bores to comply with the requirements of the ACHCSA letter from Amy Leech dated June 6, 1997 (attached) and the *Revised Workplan for Additional Site Characterization*, dated June 12, 1997 (attached). In order to keep Kawahara Nursery eligible for reimbursement, the approximate cost of the original scope of work was pre-approved by the California Underground Storage Tank Cleanup Fund (USTCF) in June 1997.

Recently, the ACHCSA requested additional work at the site, as follows:

- Two additional Geoprobe soil bores on the west side and east side of monitoring well MW-3 (letter dated June 2, 1999)
- Additional soil bores around the perimeter of the former underground storage tanks (letter dated June 2, 1999)
- Soil samples collected at five-foot intervals and grab groundwater samples collected from each soil bore (verbal request on June 17, 1999)

The attached site plans (Figures 1 and 2) indicate the locations of three soil bores (PSB-8, PSB-9, and PSB-10), in addition to the six soil bores already proposed (PSB-2 through PSB-7). PSB-8 and PSB-9 are located east and west of MW-3, respectively. Soil bore PSB-10 will be drilled north of MW-1 and immediately downgradient of the former diesel UST location, as requested.

The magnetic anomalies represent suspected UST locations (west and north of the lath house). Soil bores PSB-4 and PSB-5 are on the downgradient perimeter of one anomaly, approximately 5 feet from it (Figure 2). Upgradient locations were not proposed because of underground utilities and the presence of the lath house. We believe that the downgradient perimeter locations proposed should be adequate to assess any soil or groundwater contamination that may have resulted from a leaking UST at the location of the anomaly. The proposed locations of PSB-6 and PSB-7 are approximately



Mr. Amir Gholami

June 21, 1999

Page 2

3 or 4 feet from the magnetic anomaly north of the lath house (in upgradient and downgradient locations, respectively). No additional soil bore locations are proposed there.

On the basis of this expanded scope of work, the additional estimated project costs are:

- Drill three additional soil bores, with one extra mobilization (approximately \$2,000)
- Analyze three extra groundwater samples (six originally proposed); additional cost is \$450
- Analyze a total of 27 soil samples (three samples from each of nine soil bores). Because six soil samples were originally proposed, this results in an additional cost of \$3,150 for 21 more soil samples.

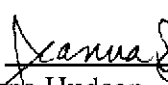
If you concur with the soil bore locations proposed in this document, please provide written approval to Kawahara Nursery and Blymyer Engineers. The written approval is required so that we may justify the above expenditures that are in excess of the amount already pre-approved by the USTCF. Additional pre-approval will not be obtained because it will further delay the project. If you do not concur with the proposed soil bore locations, please mark the preferred locations on the site map and attach it to the ACHCSA response letter.

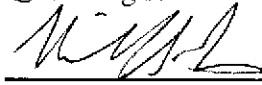
Blymyer Engineers will obtain permits, drill the soil bores, and report the results of the investigation within eight weeks of receiving ACHCSA's written response to this letter. The results of the investigation will be presented in the same report as the results of the second quarterly groundwater monitoring event.

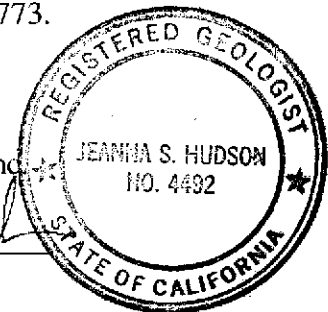
If you wish to discuss this letter, please call Jeanna Hudson at (510) 521-3773.

Sincerely,

Blymyer Engineers, Inc.

By:   
Jeanna Hudson  
Senior Geologist

By:   
Michael S. Lewis  
Vice President, Technical Services



Attachments

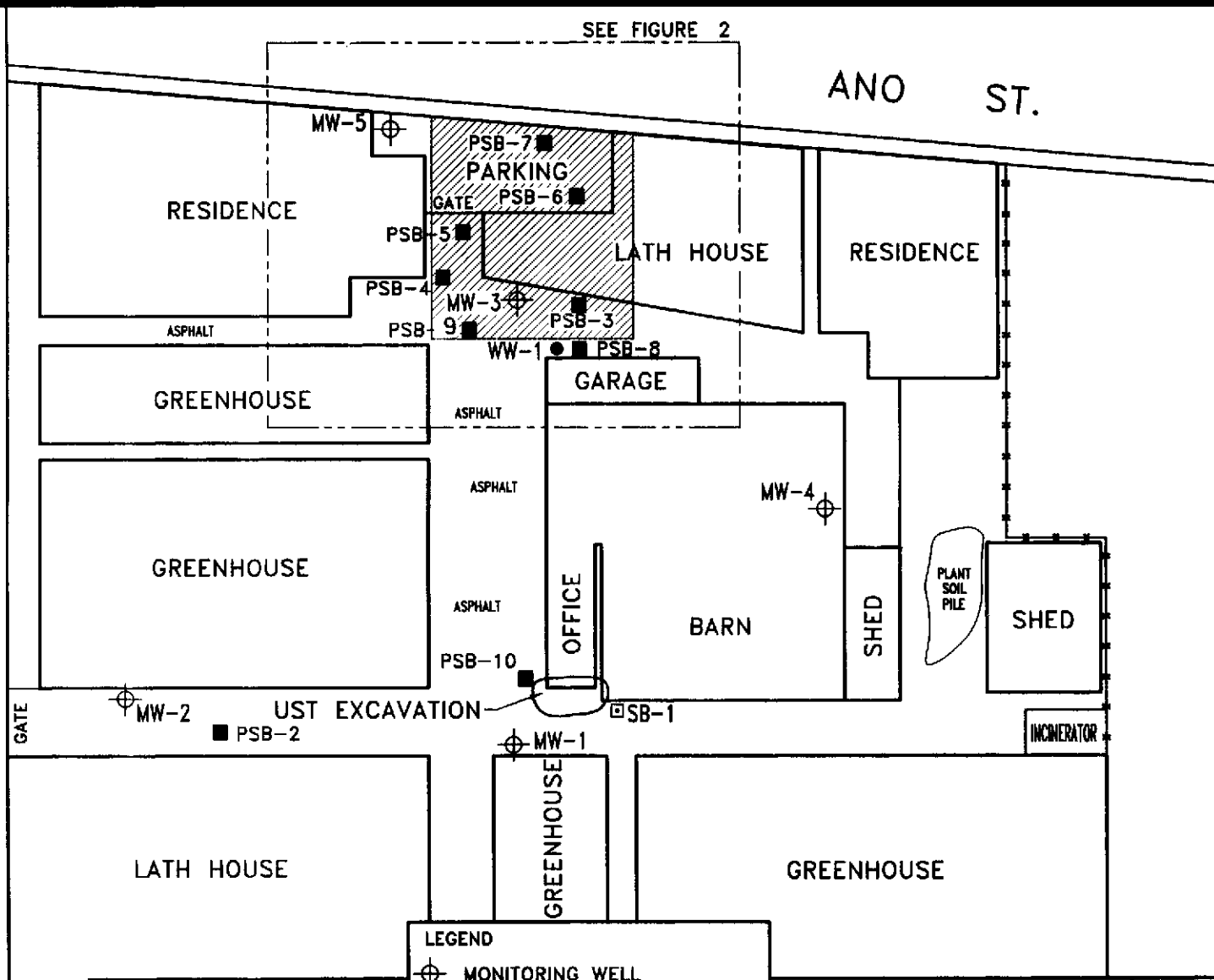
cc: Mr. John Kawahara, Kawahara Nursery

THE USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL USE FOR WHICH THEY WERE PREPARED. REUSE, REPRODUCTION, OR PUBLICATION, IN WHOLE OR IN PART, IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF BLYMYER ENGINEERS, INC.

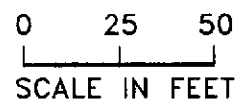


ASHLAND AVENUE

ANO ST.



SEE FIGURE 2



<p><b>BLYMYER ENGINEERS, INC.</b></p>	
BEI JOB NO. 94015	DATE 4-9-99

**LEGEND**

- ⊕ MONITORING WELL
- WATER WELL
- UST UNDERGROUND STORAGE TANK
- SOIL BORE
- PROPOSED SOIL BORE
- ▨ APPROXIMATE AREA OF GEOPHYSICAL SURVEY

**SITE PLAN**  
KAWAHARA NURSERY  
SAN LORENZO, CA

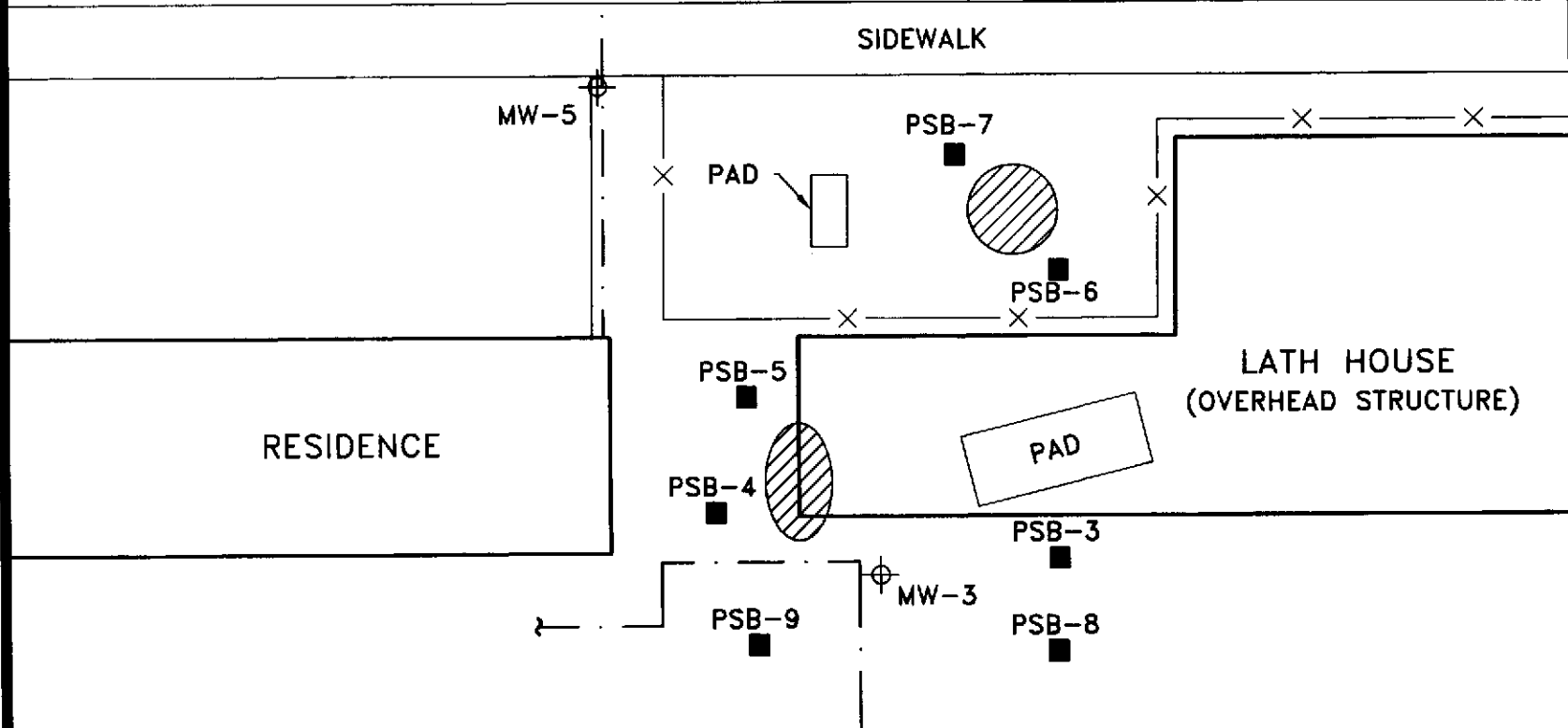
FIGURE  
**1**

THE USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL USE FOR WHICH THEY WERE PREPARED. REUSE, REPRODUCTION, OR PUBLICATION, IN WHOLE OR IN PART, IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF BLYMYER ENGINEERS, INC.









ANO ST.

SIDEWALK



0 10 20  
SCALE IN FEET

 <b>BLYMYER</b> ENGINEERS, INC.	
BEI JOB NO. 94015	DATE 4-12-99

LEGEND	
	MONITORING WELL
	PROPOSED SOIL BORE
	UNDERGROUND UTILITY
	FENCE
	MAGNETIC ANOMALY

**PROPOSED SOIL BORE LOCATIONS**  
KAWAHARA NURSERY  
SAN LORENZO, CA

FIGURE  
**2**

ALAMEDA COUNTY  
HEALTH CARE SERVICES



AGENCY  
DAVID J. KEARS, Agency Director

Std 4403/lop  
June 6, 1997

Mr. and Mrs. Kawahara  
Kawahara Nursery  
16550 Ashland Ave  
San Lorenzo CA 94580

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

Subject: Investigations at Kawahara Nursery located at 16550 Ashland Ave., San Lorenzo CA

Dear Mr. and Mrs. Kawahara:

This office has completed a review of Blymyer Engineers' *Workplan for Additional Site Characterization and Site Risk Classification*, dated June 3, 1997, concerning the subject. This workplan proposes to investigate soil and groundwater conditions in the vicinity of monitoring well MW-3 and in the location of a former gasoline underground storage tank via a geophysical survey and GeoProbe® investigation; complete groundwater monitoring and sampling for monitoring wells MW-3 through MW-5; complete an evaluation of risk; and destroy monitoring wells MW-1 and MW-2. This workplan is acceptable to this office with the following comments/additions:

1. Soil and groundwater samples should be collected downgradient of monitoring well MW-3 adjacent to the residential home. This data can be used when evaluating residential exposure scenarios for risk.
2. The minimum analyses for the background soil sample should include fraction of organic carbon (foc), soil bulk density, soil moisture content, and soil porosity.
3. Per my conversation with Laurie Buckman on June 6, 1997, in addition to soil samples, "grab" groundwater samples will also be collected from all GeoProbe® borings.
4. It would be acceptable to this office if monitoring wells MW-1 and MW-2 were decommissioned now or in the future after this site qualifies for site closure. In any event, this office concurs that groundwater samples will no longer need to be collected from MW-1 and MW-2.
5. Subsequent to the geophysical study and prior to the GeoProbe® study, please contact and/or submit to this office the proposed soil and groundwater sample location map for review and approval.

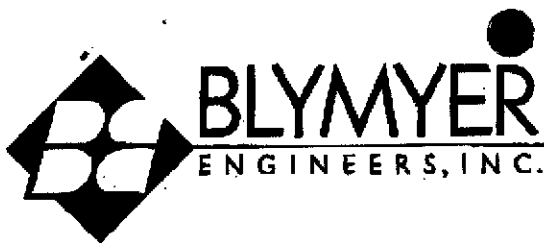
If you have any questions or comments, please contact me at (510)567-6755.

Sincerely,

Amy Leech  
Hazardous Materials Specialist

c: Attn: Laurie Buckman, Blymyer Engineers, Inc., 1829 Clement Ave., Alameda CA 94501-1395

Cheryl Gordon, SWRCB  
ALL- File



June 21, 1999  
BEI Job No. 94015

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

**Subject: Proposed Soil Bore Locations  
Kawahara Nursery  
16550 Ashland Avenue, San Lorenzo, CA**

Dear Mr. Gholami:

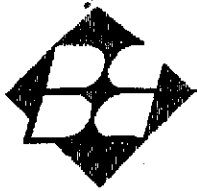
On April 19, 1999, Blymyer Engineers submitted the *Quarterly Groundwater Monitoring Report, 1<sup>st</sup> Quarter 1999* to the Alameda County Health Care Services Agency (ACHCSA) on behalf of Kawahara Nursery. In that report, Blymyer Engineers proposed additional soil bores to comply with the requirements of the ACHCSA letter from Amy Leech dated June 6, 1997 (attached) and the *Revised Workplan for Additional Site Characterization*, dated June 12, 1997 (attached). In order to keep Kawahara Nursery eligible for reimbursement, the approximate cost of the original scope of work was pre-approved by the California Underground Storage Tank Cleanup Fund (USTCF) in June 1997.

Recently, the ACHCSA requested additional work at the site, as follows:

- Two additional Geoprobe soil bores on the west side and east side of monitoring well MW-3 (letter dated June 2, 1999)
- Additional soil bores around the perimeter of the former underground storage tanks (letter dated June 2, 1999)
- Soil samples collected at five-foot intervals and grab groundwater samples collected from each soil bore (verbal request on June 17, 1999)

The attached site plans (Figures 1 and 2) [REDACTED] PSB-8 and PSB-9 are located east and west of MW-3, respectively. Soil bore PSB-10 will be drilled north of MW-1 and immediately downgradient of the former diesel UST location, as requested.

The magnetic anomalies represent suspected UST locations (west and north of the lath house). Soil bores PSB-4 and PSB-5 are on the downgradient perimeter of one anomaly, approximately 5 feet from it (Figure 2). Upgradient locations were not proposed because of underground utilities and the presence of the lath house. We believe that the downgradient perimeter locations proposed should be adequate to assess any soil or groundwater contamination that may have resulted from a leaking UST at the location of the anomaly. The proposed locations of PSB-6 and PSB-7 are approximately



Mr. Amir Gholami  
June 21, 1999  
Page 2

3 or 4 feet from the magnetic anomaly north of the lath house (in upgradient and downgradient locations, respectively). No additional soil bore locations are proposed there.

On the basis of this expanded scope of work, the additional estimated project costs are:

- Drill three additional soil bores, with one extra mobilization (approximately \$2,000)
- Analyze three extra groundwater samples (six originally proposed); additional cost is \$450
- Analyze a total of 27 soil samples (three samples from each of nine soil bores). Because six soil samples were originally proposed, this results in an additional cost of \$3,150 for 21 more soil samples.

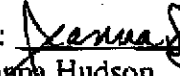
If you concur with the soil bore locations proposed in this document, please provide written approval to Kawahara Nursery and Blymyer Engineers. The written approval is required so that we may justify the above expenditures that are in excess of the amount already pre-approved by the USTCF. Additional pre-approval will not be obtained because it will further delay the project. If you do not concur with the proposed soil bore locations, please mark the preferred locations on the site map and attach it to the ACHCSA response letter.


Blymyer Engineers will obtain permits, drill the soil bores, and report the results of the investigation within eight weeks of receiving ACHCSA's written response to this letter. The results of the investigation will be presented in the same report as the results of the second quarterly groundwater monitoring event.

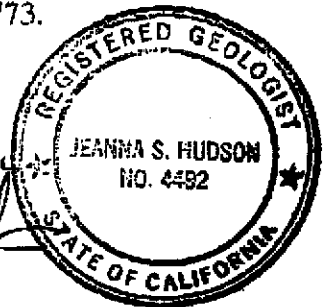
If you wish to discuss this letter, please call Jeanna Hudson at (510) 521-3773.

Sincerely,

Blymyer Engineers, Inc.

By:   
Jeanna Hudson  
Senior Geologist

By:   
Michael S. Lewis  
Vice President, Technical Services



Attachments  
cc: Mr. John Kawahara, Kawahara Nursery



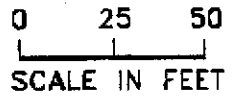
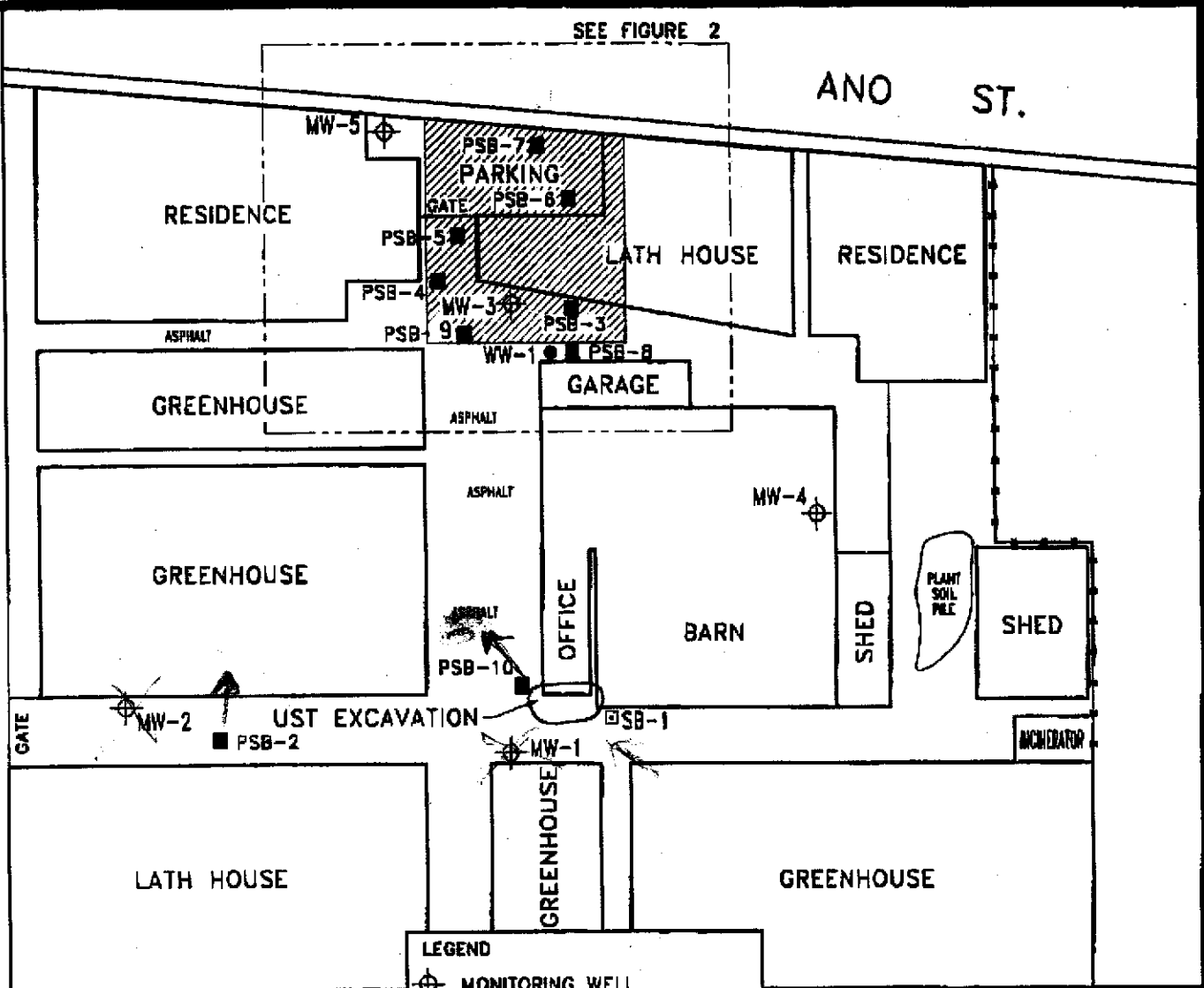
THE USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL USE FOR WHICH THEY WERE PREPARED. REFUSE, REPRODUCTION, OR PUBLICATION, IN WHOLE OR IN PART, IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF BLYMYER ENGINEERS, INC.



ASHLAND AVENUE

SEE FIGURE 2

ANO ST.



**BLYMYER ENGINEERS, INC.**

BEI JOB NO. 94015	DATE 4-9-99
----------------------	----------------

**LEGEND**

- ⊕ MONITORING WELL
- WATER WELL
- ▣ UST UNDERGROUND STORAGE TANK
- SOIL BORE
- PROPOSED SOIL BORE
- ▨ APPROXIMATE AREA OF GEOPHYSICAL SURVEY

**SITE PLAN**  
KAWAHARA NURSERY  
SAN LORENZO, CA

FIGURE  
1

ACADLW\940151E 1"=50 KM 6-18-99

THE USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL USE FOR WHICH THEY WERE PREPARED. REUSE, REPRODUCTION, OR PUBLICATION, IN WHOLE OR IN PART, IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF BLYMYER ENGINEERS, INC.



ANO ST.

SIDEWALK

MW-5

PAD

PSB-7

PSB-6

LATH HOUSE (OVERHEAD STRUCTURE)

RESIDENCE

PSB-5

PAD

PSB-4






PSB-3

PSB-9

MW-3

PSB-8

**LEGEND**

-  MONITORING WELL
-  PROPOSED SOIL BORE
-  UNDERGROUND UTILITY
-  FENCE
-  MAGNETIC ANOMALY

0 10 20  
SCALE IN FEET

**BLMYER ENGINEERS, INC.**

BEI JOB NO. 94015      DATE 4-12-99

**PROPOSED SOIL BORE LOCATIONS**  
KAWAHARA NURSERY  
SAN LORENZO, CA

FIGURE  
**2**