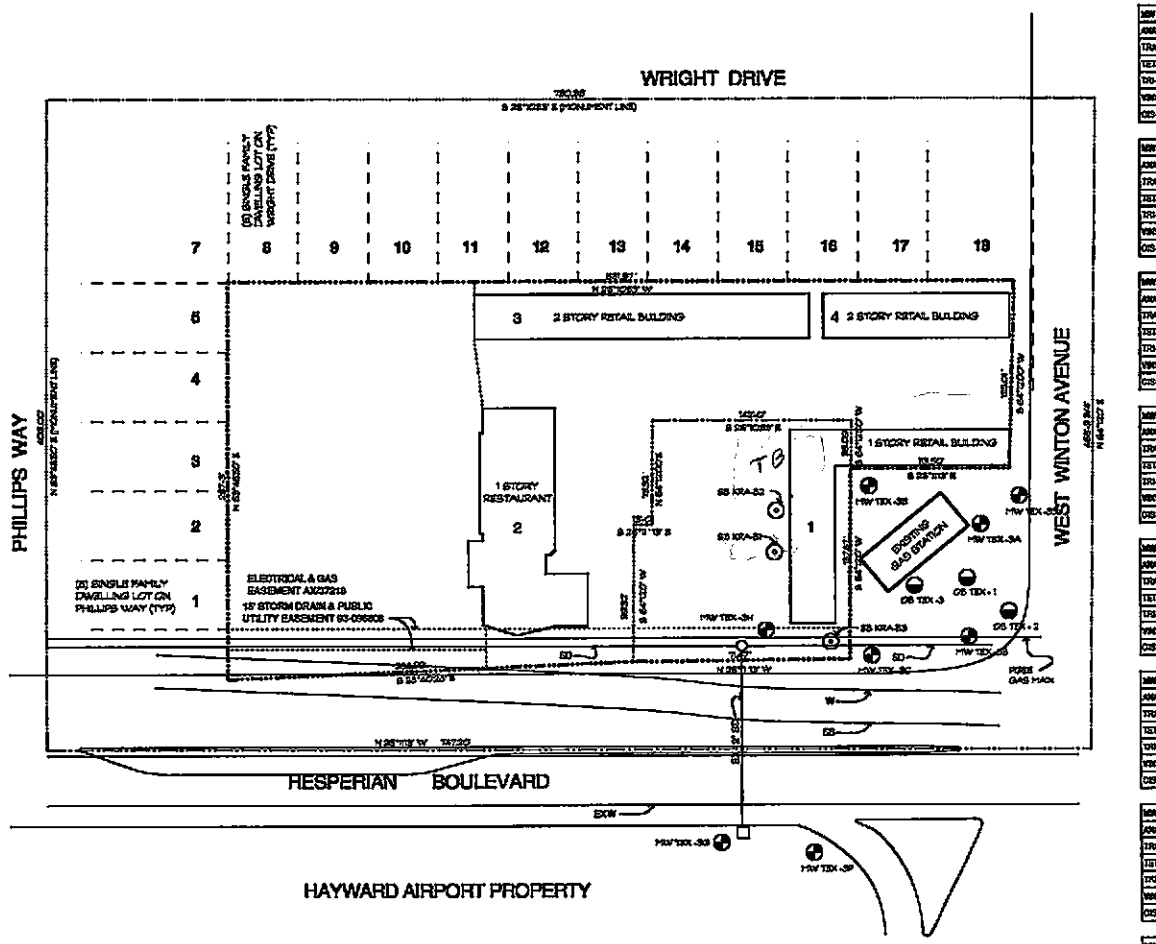


MW - 3A	3/22	6/23			3/95
ANALYSIS METH.	601	601			8240
TRANS- 1,2 DCE	<1.0 PPb	<1.0 PPb			ND
TETRA-CHLOR.	<1.0 PPb	<1.0 PPb			ND
TRI-CHLOR.	<1.0 PPb	<1.0 PPb			ND
VINYL CHLOR.	<1.0 PPb	<1.0 PPb			ND
CIS- 1,2 DCE	ND	ND			ND

MW - 4S					3/95
ANALYSIS METH.					8240
TRANS- 1,2 DCE					ND
TETRA-CHLOR.					ND
TRI-CHLOR.					ND
VINYL CHLOR.					ND
CIS- 1,2 DCE					ND

MW - 5C					3/95
ANALYSIS METH.					8240
TRANS- 1,2 DCE					ND
TETRA-CHLOR.					ND
TRI-CHLOR.					ND
VINYL CHLOR.					ND
CIS- 1,2 DCE					ND

MW - 5D		3/93	6/93		3/95
ANALYSIS METH.		601	601		8240
TRANS- 1,2 DCE		<1.0 PPb	<1.0 PPb		ND
TETRA-CHLOR.		<1.0 PPb	<1.0 PPb		ND
TRI-CHLOR.		<1.0 PPb	<1.0 PPb		ND
VINYL CHLOR.		<1.0 PPb	<1.0 PPb		ND
CIS- 1,2 DCE		ND	ND		ND

MW - 5E		3/93	6/93		3/95
ANALYSIS METH.		601	NOT SAMPLED; WELL IN-ACCESS-IBLE		8240
TRANS- 1,2 DCE		<1.0 PPb			ND
TETRA-CHLOR.		<1.0 PPb			14 PPb
TRI-CHLOR.		<1.0 PPb			ND
VINYL CHLOR.		<1.0 PPb			ND
CIS- 1,2 DCE		ND			ND

MW - 5F	3/92	3/93	6/93	6/95	3/95
ANALYSIS METH.	8240	601	8260	8240	8240
TRANS- 1,2 DCE	<1.0 PPb	<1.0 PPb	<5.0 PPb	<5.0 PPb	ND
TETRA-CHLOR.	5.1 PPb	2.5 PPb	<5.0 PPb	2.5 PPb	12 PPb
TRI-CHLOR.	2.5 PPb	2.5 PPb	<5.0 PPb	2.5 PPb	39 PPb
VINYL CHLOR.	20 PPb	220 PPb	220 PPb	220 PPb	52 PPb
CIS- 1,2 DCE	<1.0 PPb	ND	<5.0 PPb	14 PPb	25 PPb

MW - 5G		3/93	6/93	6/95	3/95
ANALYSIS METH.		601	8260	8260	8240
TRANS- 1,2 DCE		13 PPb	<5.0 PPb	<5.0 PPb	ND
TETRA-CHLOR.		110 PPb	150 PPb	200 PPb	150 PPb
TRI-CHLOR.		18 PPb	18 PPb	23 PPb	11 PPb
VINYL CHLOR.		<1.0 PPb	<10 PPb	<5.0 PPb	ND
CIS- 1,2 DCE		ND	14 PPb	20 PPb	5 PPb

MW - 5H	3/92	3/93	6/93	6/95	3/95
ANALYSIS METH.	8240	601	8240	8240	8240
TRANS- 1,2 DCE	<1.0 PPb	33 PPb	<5.0 PPb	<5.0 PPb	ND
TETRA-CHLOR.	560 PPb	110 PPb	170 PPb	220 PPb	59 PPb
TRI-CHLOR.	120 PPb	40 PPb	60 PPb	72 PPb	ND
VINYL CHLOR.	<2.0 PPb	<1.0 PPb	<10 PPb	<5.0 PPb	ND
CIS- 1,2 DCE	140 PPb	ND	34 PPb	59 PPb	ND

SITE PLAN - EXISTING GROUND WATER MONITORING WELLS AND LAB RESULTS
1"= 40'-0"

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

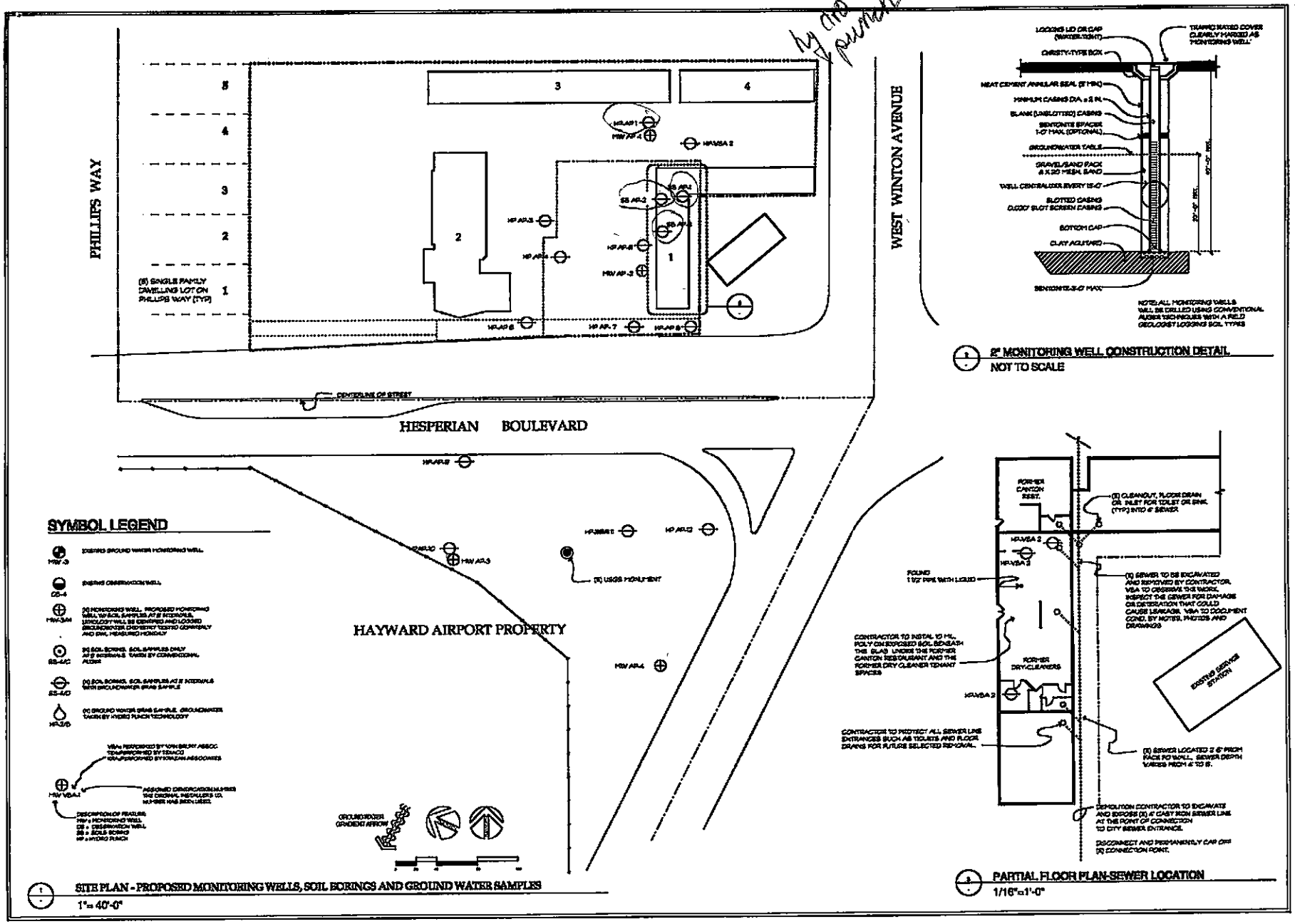
AIRPORT PLAZA SHOPPING CENTER
23959 HESPERIAN BLVD. HAYWARD CA.

VAN BRUNT ASSOCIATES
WALNUT CREEK, CALIFORNIA (510) 935-5900

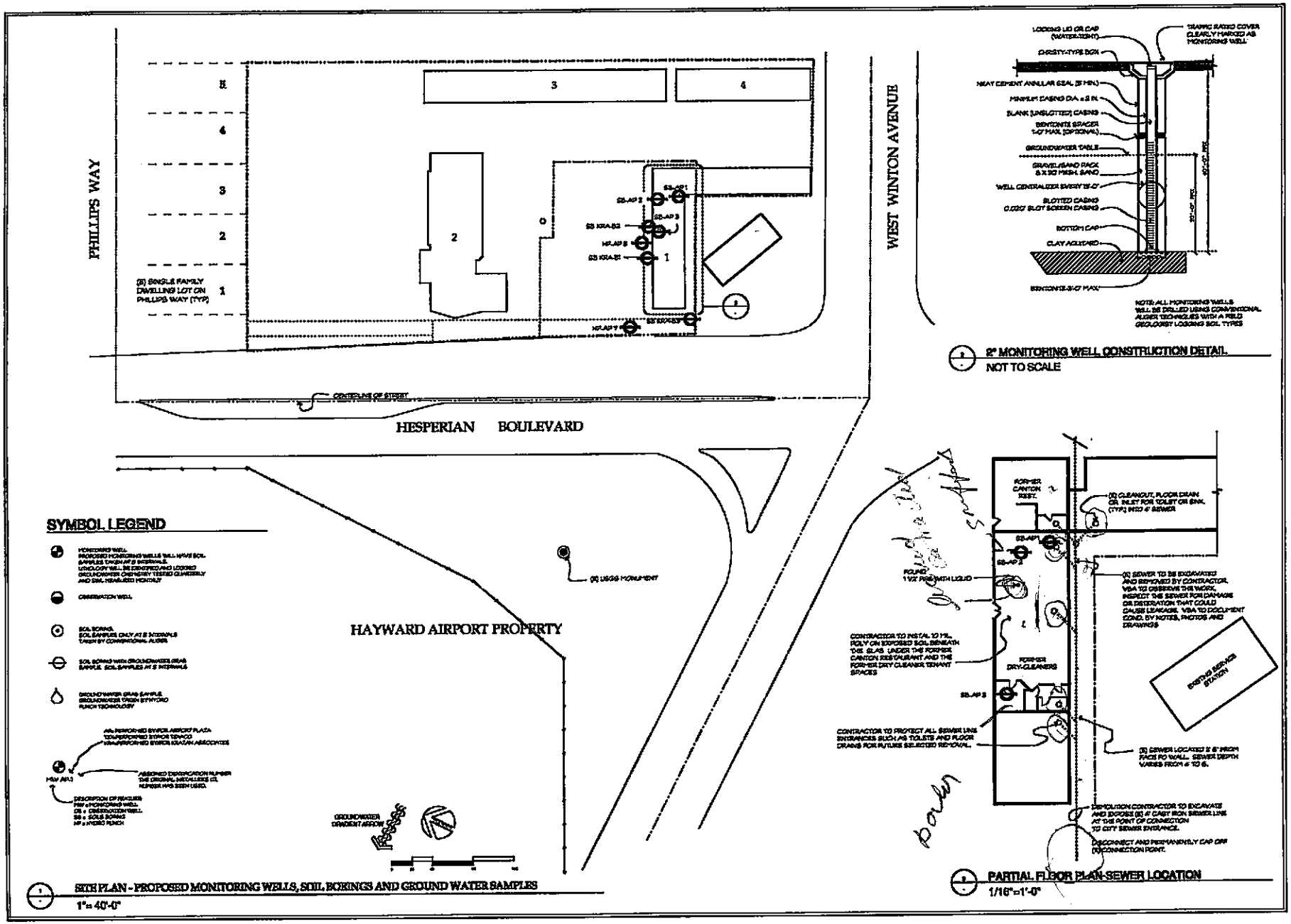
EXISTING GND. WATER MONITORING WELLS

JULY 6, 1995

A2



This work has been completed for RWQCB per meeting Oct. 1995.
MW were installed today 11/9/95.



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

AIRPORT PLAZA SHOPPING CENTER
23388 HESPERIAN BLVD. HAYWARD CA.

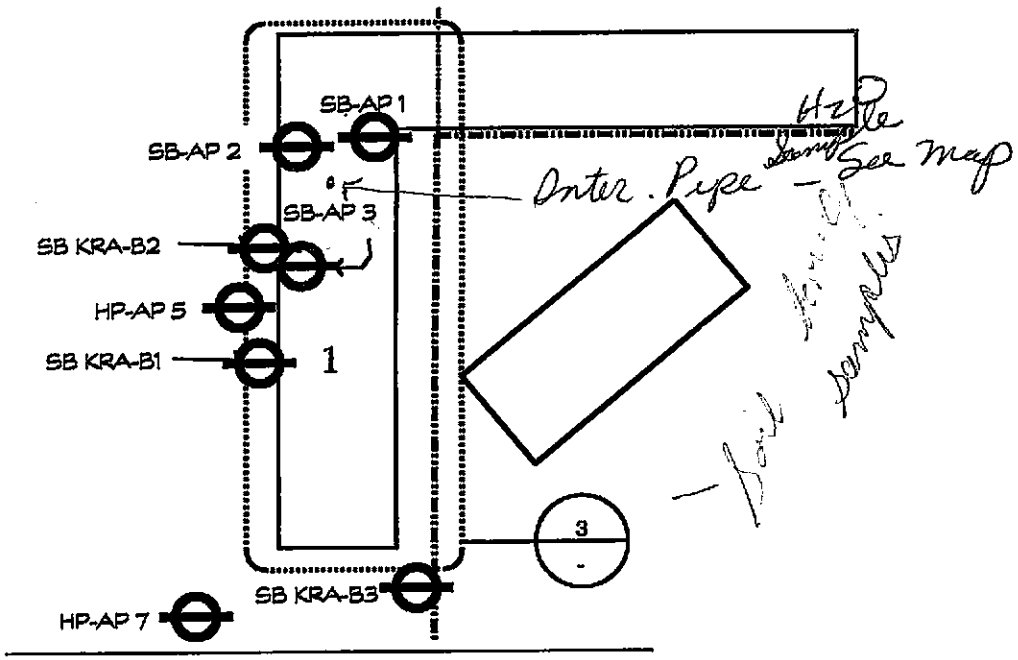
VAN BRUNT ASSOCIATES
WALNUT CREEK CALIFORNIA (510) 688-8300

PROPOSED WORK:
SOIL BORINGS
GROUND WATER
MONITORING W

JOB #: 94022

ISSUED: JULY 5, 1995
REV.1: 9/29/95
REV.2: 9/6/96
REV.3: 9/25/96

A3


SB-AP 1
SB-AP 2
SB-AP 3
SB KRA-B2
HP-AP 5
SB KRA-B1
1
3
SB KRA-B3
HP-AP 7
Inter. Pipe
Hz Pile
See map

See maps

GW @ 18' bgs

DRAFT

Soil Boring	Date Sampled	1,2-Dichloroethane	cis-1,2-Dichloroethene	PCE	Trans-1,2-Dichloroethene	TCE	Vinyl Chloride	Chloroethane	Acetone	Chloroform	Chloromethane	Party Retaining Sampler	Monitoring Well Number	Date Sampled	TPH gasoline	Benzene	Toluene	Ethyl-benzene	Total Xylenes	TPH diesel	Comment
Taco Bell																					
B1, 20 feet	10/28/94	<5	NA	<5	<5	<5	<5	<5	NA	<5	<5	Taco Bell, 8010	B1, 20 feet	10/28/94	<1000	<5	<5	<5	<10	<1000	Krazan & Associates, In
B2, 20 feet	10/28/94	<5	NA	<5	<5	<5	<5	<5	NA	<5	<5	Taco Bell, 8010	B2, 20 feet	10/28/94	<1000	<5	<5	<5	<10	<1000	Krazan & Associates, In
B3, 20 feet	10/28/94	<5	NA	<5	<5	<5	<5	<5	NA	<5	<5	Taco Bell, 8010	B3, 20 feet	10/28/94	<1000	<5	<5	<5	<10	<1000	Krazan & Associates, In
HA1, 5 feet	10/28/94	<5	NA	<5	<5	<5	<5	<5	NA	<5	<5	Taco Bell, 8010	HA1, 5 feet	10/28/94	<1000	<5	<5	<5	<10	1900	Krazan & Associates, In
Hydropunch													Hydropunch								
Taco Bell 1994 Krazan																					
B1	10/28/94	<1	NA	56	<1	<1	<1	<1	NA	<1	<1	Taco Bell, 8010	B1	10/28/94	<50	<0.5	<0.5	<0.5	<1.0	80	Krazan & Associates, In
B2	10/28/94	<1	NA	140	<1	<1	<1	<1	NA	<1	<1	Taco Bell, 8010	B2	10/28/94	67	<0.5	<0.5	<0.5	<1.0	78	Krazan & Associates, In
B3	10/28/94	10	NA	<1	<1	<1	15	<1	NA	<1	<1	Taco Bell, 8010	B3	10/28/94	28000	380	<0.5	1400	<1.0	83000	Krazan & Associates, In
Van Brunt																					
HP-1	10/13/95	<2.5	<2.5	190	<2.5	<2.5	<5.0	<5.0		<2.5	<5.0	Schuman, 8010	HP-1	10/13/95							
HP-2	10/13/95	<0.5	<0.5	<0.5	<0.5	<0.5	<1.0	<1.0		<0.5	<1.0	Schuman, 8010	HP-2	10/13/95							
HP-3	10/13/95	<0.5	<0.5	2.3	<0.5	<0.5	<1.0	<1.0		<0.5	<1.0	Schuman, 8010	HP-3	10/13/95							
HP-4	10/13/95	<0.5	<0.5	2.9	<0.5	0.58	<1.0	<1.0		<0.5	<1.0	Schuman, 8010	HP-4	10/13/95							
HP-5	10/13/95	<5.0	<5.0	230	<5.0	<5.0	<10	<10		<10	<5.0	Schuman, 8010	HP-5	10/13/95							
HP-6	10/13/95	<0.5	<0.5	9.9	<0.5	<0.5	<1.0	<1.0		<0.5	<1.0	Schuman, 8010	HP-6	10/13/95							
HP-7	10/13/95	<2.5	<2.5	<2.5	<2.5	<2.5	<5.0	<5.0		<2.5	<5.0	Schuman, 8010	HP-7	10/13/95							
HP-8	10/13/95	<10	14	<10	<10	<10	<20	<20		<10	<20	Schuman, 8010	HP-8	10/13/95							
HP-9	10/13/95	<2.5	2.5	140	<2.5	3.6	<5.0	<5.0		<2.5	<5.0	Schuman, 8010	HP-9	10/13/95							
HP-10	10/13/95	<10	<10	490	<10	<10	<20	<20		<10	<20	Schuman, 8010	HP-10	10/13/95							
HP-11	10/13/95	<1.3	<1.3	87	<1.3	1.3	<2.5	<2.5		<1.3	<2.5	Schuman, 8010	HP-11	10/13/95							
HP-12	10/13/95	<2.5	31	99	<2.5	9.2	<5.0	<5.0		3.3	<5.0	Schuman, 8010	HP-12	10/13/95							
Travel Blank	10/13/95	<0.5	<0.5	<0.5	<0.5	<0.5	<1.0	<1.0		<0.5	<1.0	Schuman, 8010	Travel Blank	10/13/95							
On Building																					
SB-1	10/17/95	<0.5	<0.5	19	<0.5	<0.5	<1.0	<1.0		<0.5	<1.0	Schuman, 8010	SB-1	10/17/95							
SB-2	10/17/95	<1.0	<1.0	53	<1.0	<1.0	<2.0	<2.0		<1.0	<2.0	Schuman, 8010	SB-2	10/17/95							
SB-3	10/17/95	<1.3	<1.3	83	<1.3	<1.3	<2.5	<2.5		<1.3	<2.5	Schuman, 8010	SB-3	10/17/95							
SB-3	10/17/95	<2.5	<2.5	110	<2.5	<2.5	<2.5	<2.5		<2.5	<5.0	Schuman, 8010	SB-3	10/17/95							
Inter. Pipe	10/16/95	<0.5	<0.5	<0.5	<0.5	<0.5	11	<1.0		<0.5	<3.0	Schuman, 8010	Inter. Pipe	10/16/95							
Soil Borings																					
SB-1, 1.0- 1.5	10/16/95	<5.0	<5.0	160	<5.0	<5.0	<10	<10		<5.0	<10	Schuman, 8010	SB-1, 1.0- 1.5	10/16/95							
SB-1, 4.5-5.0	10/16/95	<5.0	<5.0	160	<5.0	<5.0	<10	<10		<5.0	<10	Schuman, 8010	SB-1, 4.5-5.0	10/16/95							
SB-1, 8.0-8.5	10/16/95	<5.0	<5.0	160	<5.0	<5.0	<10	<10		<5.0	<10	Schuman, 8010	SB-1, 8.0-8.5	10/16/95							
SB-1, 14.0-14.5	10/16/95	<5.0	<5.0	110	<5.0	<5.0	<10	<10		<5.0	<10	Schuman, 8010	SB-1, 14.0-14.5	10/16/95							
SB-1, 18.0-18.5	10/16/95	<5.0	<5.0	130	<5.0	<5.0	<10	<10		<5.0	<10	Schuman, 8010	SB-1, 18.0-18.5	10/16/95							
SB-2, 1.0- 1.5	10/16/95	<50	<50	1400	<50	<50	<100	<100		<50	<100	Schuman, 8010	SB-2, 1.0- 1.5	10/16/95							
SB-2, 4.0-4.5	10/16/95	<10	<10	210	<10	<10	<20	<20		<10	<20	Schuman, 8010	SB-2, 4.0-4.5	10/16/95							
SB-2, 8.0-8.5	10/16/95	<10	<10	260	<10	<10	<20	<20		<10	<20	Schuman, 8010	SB-2, 8.0-8.5	10/16/95							
SB-2, 14.0-14.5	10/16/95	<10	<10	310	<10	<10	<20	<20		<10	<20	Schuman, 8010	SB-2, 14.0-14.5	10/16/95							
SB-2, 18.0-18.5	10/16/95	<10	<10	240	<10	<10	<20	<20		<10	<20	Schuman, 8010	SB-2, 18.0-18.5	10/16/95							

H2O

extracted liquid from the pipe (1½")

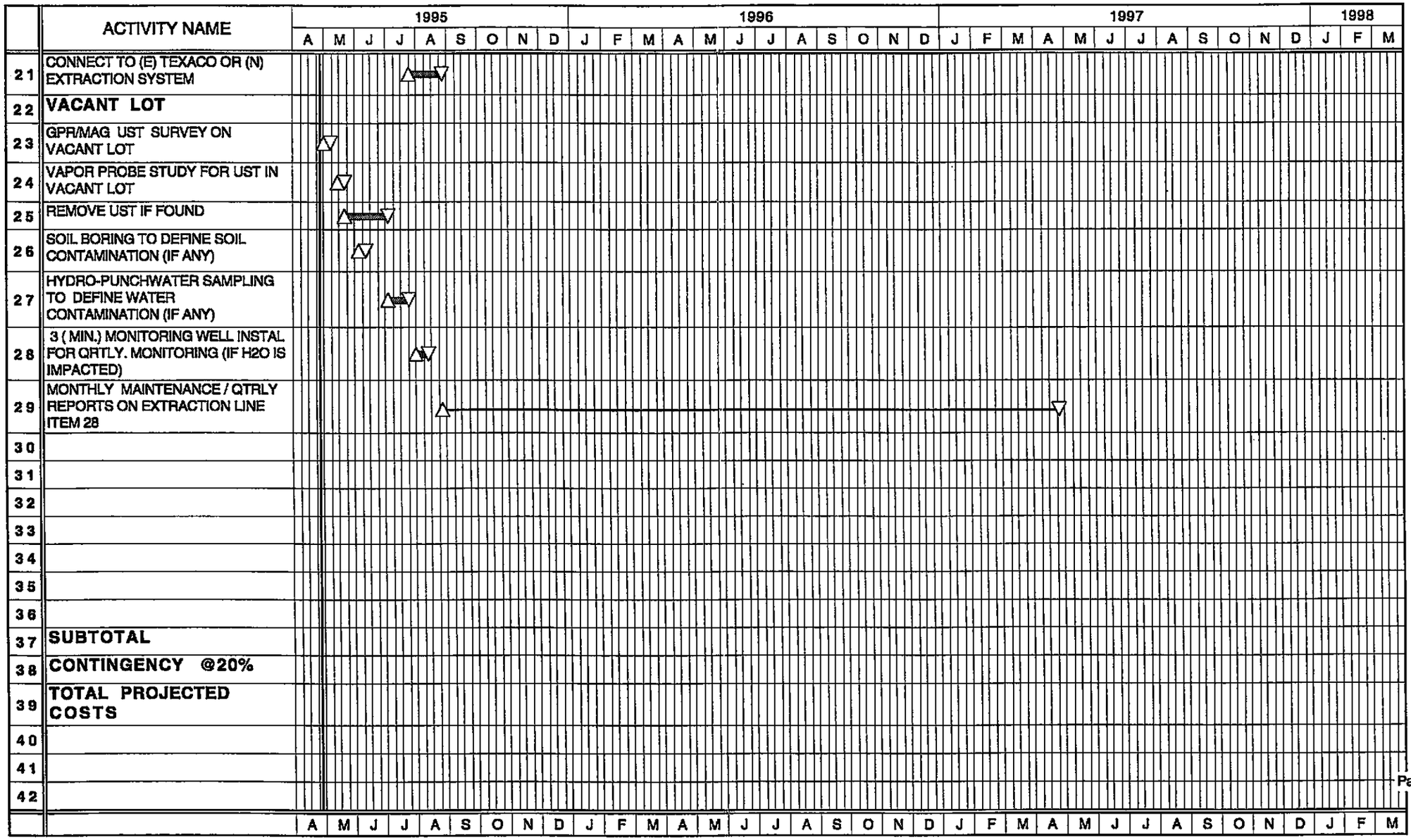
Soil Boring	Date	1,2-Dichloroethane	cis-1,2-Dichloroethene	PCE	Trans-1,2-Dichloroethene	TCE	Vinyl Chloride	Chloroethane	Acetone	Chloroform	Chloromethane	Party Retaining Sampler	Monitoring Well	Date	TPH gasoline	Benzene	Toluene	Ethyl-benzene	Total Xylenes	TPH diesel	Consultant
SB-3, 1.5-2.0	10/16/95	<5.0	<5.0	<5.0	<5.0	<5.0	<10	<10		<5.0	<10	Schuman, 8010	SB-3, 1.5-2.0	10/16/95							
SB-3, 4.0-4.5	10/16/95	<5.0	<5.0	8.0	<5.0	<5.0	<10	<10		<5.0	<10	Schuman, 8010	SB-3, 4.0-4.5	10/16/95							
SB-3, 8.0-8.5	10/16/95	<5.0	<5.0	7.9	<5.0	<5.0	<10	<10		<5.0	<10	Schuman, 8010	SB-3, 8.0-8.5	10/16/95							
SB-3, 14.0-14.5	10/16/95	<5.0	<5.0	9.8	<5.0	<5.0	<10	<10		<5.0	<10	Schuman, 8010	SB-3, 14.0-14.5	10/16/95							
SB-3, 18.0-18.5	10/16/95	<5.0	<5.0	8.3	<5.0	<5.0	<10	<10		<5.0	<10	Schuman, 8010	SB-3, 18.0-18.5	10/16/95							
HP-5, 1.0-1.5	10/13/95	<5.0	<5.0	16	<5.0	<5.0	<10	<10		<5.0	<10	Schuman, 8010	HP-5, 1.0-1.5	10/13/95							
HP-5, 4.0-4.5	10/13/95	<5.0	<5.0	15	<5.0	<5.0	<10	<10		<5.0	<10	Schuman, 8010	HP-5, 4.0-4.5	10/13/95							
HP-7, 1.0-1.5	10/13/95	<5.0	<5.0	<5.0	<5.0	<5.0	<10	<10		<5.0	<10	Schuman, 8010	HP-7, 1.0-1.5	10/13/95							
HP-7, 4.0-4.5	10/13/95	<5.0	<5.0	<5.0	<5.0	<5.0	<10	<10		<5.0	<10	Schuman, 8010	HP-7, 4.0-4.5	10/13/95							

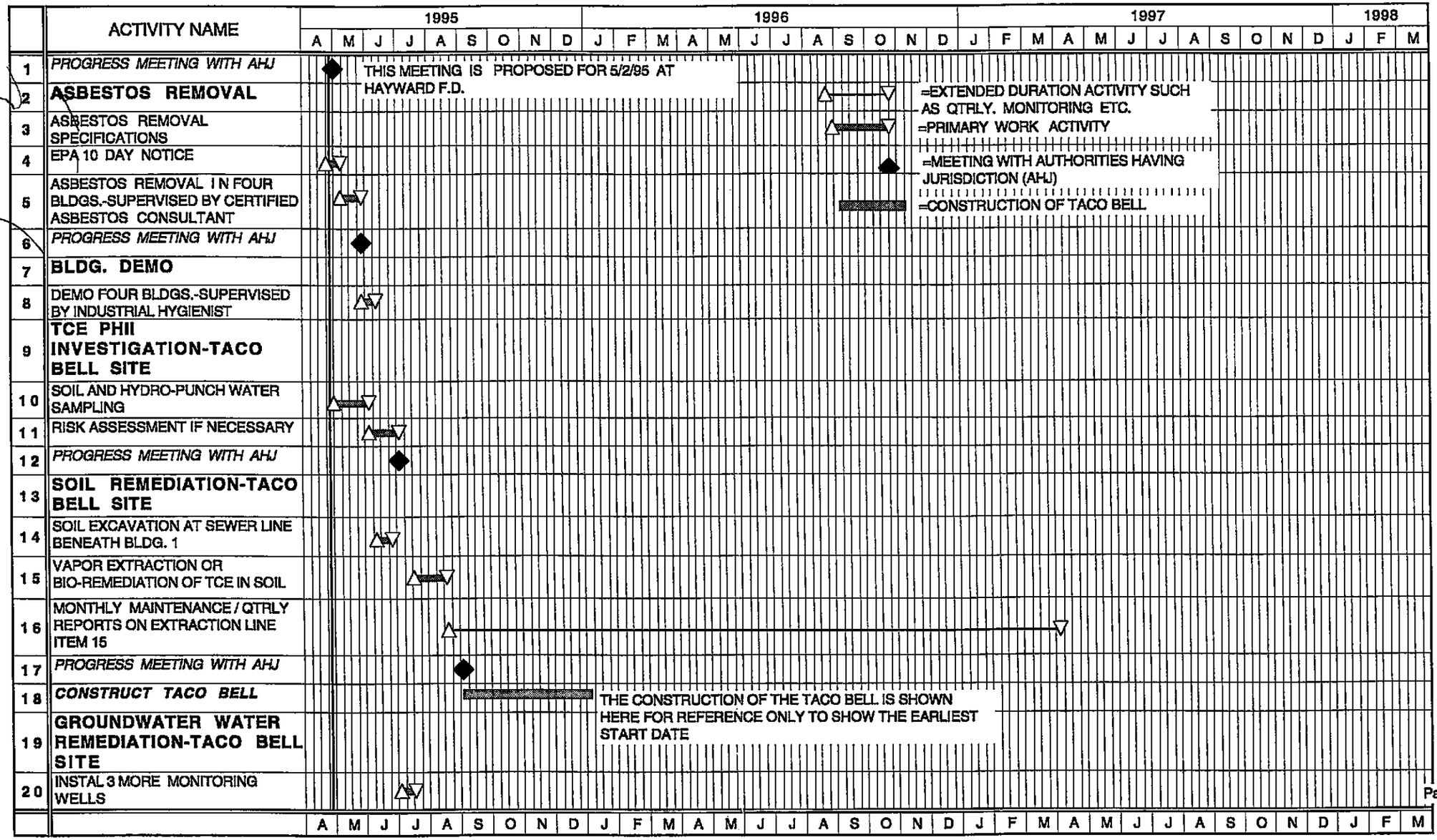
* The laboratory reported that TPH g concentration is the result of several large peaks on the gas Chromatograph or the pattern is uncommon to gasoline

The positive result appears to be a lighter hydrocarbon than diesel

@ The TPHg result appears to be a combination of lighter hydrocarbons and diesel rather than diesel

Monitoring Well Number	Date Sampled	1,2-Dichloroethane	cis-1,2-Dichloroethene	PCE	Trans-1,2-Dichloroethene	TCE	Vinyl Chloride	Chloroethane	Acetone	Chloroform	Chloromethane	Party Retaining Sampler	Monitoring Well Number	Date Sampled	TPH gasoline	Benzene	Toluene	Ethyl-benzene	Total Xylenes	TPH diesel	Consultant
MW-3D	5/7/92			Not Analyzed									MW-3D	5/7/92	<100	ND	<0.5	<0.5	<0.5	ND	Resna, 12/18/92
	9/30/92			Not Analyzed										9/30/92	<50	<0.5	<0.5	<0.5	<0.5	NA	Resna, 12/18/92
	3/25/93	ND	NA	<1.0	<1.0	<1.0	<1.0	ND	ND	ND	ND	Texaco, 601		3/25/93	<50	<0.5	<0.5	<0.5	<0.5	NA	Resna, 12/29/93 &Texa
	6/29/93	ND	NA	<1.0	<1.0	<1.0	<1.0	ND	ND	ND	ND	Texaco, 601		6/29/93	<50	<0.5	<0.5	<0.5	<0.5	NA	Resna, 12/29/93 &Texa
	9/30/93													9/30/93	<50	<0.5	<0.5	<0.5	<0.5	NA	
	12/2/93													12/2/93	<50	<0.5	<0.5	<0.5	<0.5	NA	
	3/24/94													3/24/94	<50	<0.5	<0.5	<0.5	<0.5	NA	
	6/23/94													6/23/94	<50	<0.5	<0.5	<0.5	<0.5	NA	
	9/19/94													9/19/94	<50	<0.5	<0.5	<0.5	<0.5	NA	
	12/28/94	ND	ND	0.61	ND	ND	ND	ND		ND	0.72	Texaco, 8010		12/28/94	<50	<0.5	0.70	<0.5	1.1	NA	Texaco, 3/27/95
	3/15/95	ND	ND	0.56	ND	ND	ND	ND		ND	ND	Texaco, 8010		3/15/95	<50	<0.5	0.71	<0.5	0.64	NA	Blaine Tech, 4/21/95
	3/15/95	<5	<5	<5	<5	<5	<10	<10	<100	<5	<10	Schuman, 8240		3/15/95	NA	<5	<5	<5	<10	NA	
	6/22/95			0.56										6/22/95	<50	<0.5	<0.5	<0.5	<0.5	NA	
MW-3E	5/7/92			Not Analyzed									MW-3B	5/7/92	<100	ND	<0.5	<0.5	<0.5	ND	Resna, 12/18/92
	9/30/92			Not Analyzed										9/30/92	<50	<0.5	<0.5	<0.5	<0.5	NA	Resna, 12/18/92
	3/25/93	ND	NA	<1.0	<1.0	<1.0	<1.0	ND	ND	ND	ND	Texaco, 601		3/25/93	<50	<0.5	<0.5	<0.5	<0.5	NA	Resna, 12/29/93 &Texa
	6/29/93	Not Sampled: Well Inaccessible												6/29/93	Not Sampled-Not Accessible					NA	Resna, 12/29/93 &Texa
	9/30/93													9/30/93	Not Sampled-Not Accessible					NA	
	12/2/93													12/2/93	<50	<0.5	<0.5	<0.5	<0.5	NA	
	3/24/94													3/24/94	<50	<0.5	<0.5	<0.5	<0.5	NA	
	6/23/94													6/23/94	Not Sampled-Not Accessible					NA	
	9/19/94													9/19/94	<50	<0.5	<0.5	<0.5	<0.5	NA	
	12/28/94	ND	ND	17	ND	ND	ND	ND		ND	ND	Texaco, 8010		12/28/94	<50	<0.5	<0.5	<0.5	<0.5	NA	Texaco, 3/27/95
	3/15/95	ND	ND	25	ND	ND	ND	ND		ND	ND	Texaco, 8010		3/15/95	<50	<0.5	<0.5	<0.5	<0.5	NA	Blaine Tech, 4/21/95
	3/15/95	<5	<5	14	<5	<5	<10	<10	<100	<5	<10	Schuman, 8240		3/15/95	NA	<5	<5	<5	<10	NA	
	6/22/95			1.1		0.74						Texaco, 8010		6/22/95	<50	<0.5	<0.5	<0.5	<0.5	NA	
MW-3F	5/7/92			Not Analyzed									MW-3F	5/7/92	1400	12	10	2.3	3.7	430#	Resna, 12/18/92
	9/30/92		<1.0	5.1	<1.0	2.2	32					Texaco, 8240		9/30/92	550	11	0.58	<0.5	0.83	NA	Resna, 12/29/93 &Texa
	3/25/93		NA	2.3	<1.0	2.6	230					Texaco, 601		3/25/93							Resna, 12/29/93 &Texa
	3/25/93		<5.0	<5.0	<5.0	<5.0	220					Texaco, 8240		3/25/93	1900	40	<0.5	1.4	1.5	NA	Resna, 12/29/93 &Texa
	6/29/93		14	6.8	<5.0	3.6	220					Texaco, 8240		6/29/93	240	6.1	<0.5	<0.5	1.2	NA	Resna, 12/29/93 &Texa
	9/30/93													9/30/93	740	5	<0.5	<0.5	<0.5	NA	
	12/2/93													12/2/93	620	38	<0.5	1	<0.5	NA	
	3/24/94													3/24/94	1000	69	<0.5	2.5	15	NA	
	6/23/94													6/23/94	640	3.8	<0.5	<0.5	<0.5	NA	
	9/19/94													9/19/94	840	2.2	2.4	0.79	0.63	NA	
	12/28/94	1.9	120	77	1.6	45	130	ND	ND	ND	ND	Texaco, 8010		12/28/94	1600	10	<0.5	0.82	0.71	NA	Texaco, 3/27/95
	3/15/95	1.5	110	71	1.0	54	72	ND	ND	ND	ND	Texaco, 8010		3/15/95	740	<0.5	<0.5	<0.5	<0.5	NA	Blaine Tech
	3/15/95	<5	65	42	<5	29	92	<10	110	<5	<10	Schuman, 8240		3/15/95	NA	<5	<5	<5	<10	NA	Blaine Tech, 4/21/95
	6/22/95	1.9	60	170	1.1	50	49			2.3		Texaco, 8010		6/22/95	1100	<0.5	1.1	<0.5	1.2	NA	


1995
1996
1997
1998
A M J J A S O N D J F M A M J J A S O N D J F M A M J J A S O N D J F M
21 CONNECT TO (E) TEXACO OR (N) EXTRACTION SYSTEM
22 VACANT LOT
23 GPR/MAG UST SURVEY ON VACANT LOT
24 VAPOR PROBE STUDY FOR UST IN VACANT LOT
25 REMOVE UST IF FOUND
26 SOIL BORING TO DEFINE SOIL CONTAMINATION (IF ANY)
27 HYDRO-PUNCHWATER SAMPLING TO DEFINE WATER CONTAMINATION (IF ANY)
28 3 (MIN.) MONITORING WELL INSTAL FOR QRTLY. MONITORING (IF H2O IS IMPACTED)
29 MONTHLY MAINTENANCE / QTRLY REPORTS ON EXTRACTION LINE ITEM 28
30
31
32
33
34
35
36
37 SUBTOTAL
38 CONTINGENCY @20%
39 TOTAL PROJECTED COSTS
40
41
42
A M J J A S O N D J F M A M J J A S O N D J F M A M J J A S O N D J F M


ACTIVITY NAME
1995
1996
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1998
A M J J A S O N D J F M A M J J A S O N D J F M A M J J A S O N D J F M A M J J A S O N D J F M
1 PROGRESS MEETING WITH AHJ
2 ASBESTOS REMOVAL
3 ASBESTOS REMOVAL SPECIFICATIONS
4 EPA 10 DAY NOTICE
5 ASBESTOS REMOVAL I N FOUR BLDGS.-SUPERVISED BY CERTIFIED ASBESTOS CONSULTANT
6 PROGRESS MEETING WITH AHJ
7 BLDG. DEMO
8 DEMO FOUR BLDGS.-SUPERVISED BY INDUSTRIAL HYGIENIST
9 TCE PHII INVESTIGATION-TACO BELL SITE
10 SOIL AND HYDRO-PUNCH WATER SAMPLING
11 RISK ASSESSMENT IF NECESSARY
12 PROGRESS MEETING WITH AHJ
13 SOIL REMEDIATION-TACO BELL SITE
14 SOIL EXCAVATION AT SEWER LINE BENEATH BLDG. 1
15 VAPOR EXTRACTION OR BIO-REMEDIATION OF TCE IN SOIL
16 MONTHLY MAINTENANCE / QTRLY REPORTS ON EXTRACTION LINE ITEM 15
17 PROGRESS MEETING WITH AHJ
18 CONSTRUCT TACO BELL
19 GROUNDWATER WATER REMEDIATION-TACO BELL SITE
20 INSTAL 3 MORE MONITORING WELLS
THIS MEETING IS PROPOSED FOR 5/2/95 AT HAYWARD F.D.
=EXTENDED DURATION ACTIVITY SUCH AS QTRLY. MONITORING ETC.
=PRIMARY WORK ACTIVITY
=MEETING WITH AUTHORITIES HAVING JURISDICTION (AHJ)
=CONSTRUCTION OF TACO BELL
THE CONSTRUCTION OF THE TACO BELL IS SHOWN HERE FOR REFERENCE ONLY TO SHOW THE EARLIEST START DATE

CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD
SAN FRANCISCO BAY REGION

TENTATIVE ORDER

ADOPTION OF SITE CLEANUP REQUIREMENTS FOR:

ADOLPH P. SCHUMAN MARITAL TRUST via
CO-TRUSTEES JAMES F. CRAFTS, JR., AND JOHN D. BERL
400 SANSOME STREET
SAN FRANCISCO, CA 94111-3143

GENE'S NORGE CLEANERS, JACK'S NORGE CLEANERS, AND JACK HOM
645 LEBANON STREET
HAYWARD, CA 94541

for the properties located at

23956-23958 HESPERIAN BOULEVARD.
AND
991 WEST WINTON AVENUE
HAYWARD
ALAMEDA COUNTY

The California Regional Water Quality Control Board, San Francisco Bay Region (hereinafter the Board), finds that:

1. **Site Location**: The site is located at 23956-23958 Hesperian Boulevard and 991 West Winton Avenue (hereinafter the Site), Hayward, Alameda County. It is a 3.21-acre property on the northeast intersection of West Winton Avenue and Hesperian Boulevard. The southern portion of the Site has been occupied by a single-story L-shaped building (hereinafter the Building) from 1961 until recent demolition of the shopping center in December, 1995. The northern one-acre portion of the Site, previously occupied by a dairy facility, has been vacant since 1981. Land use in the vicinity of the Site is primarily residential and commercial. Adjacent to the south side of the Site is an Exxon Station, and on the west side across Hesperian Boulevard is the Hayward Airport Terminal property. Sulfer Creek is located about 3,000 feet northwest of the Site.

2. **Site History**: Prior to 1960, the Site was undeveloped and vacant. A shopping center was built on the Site in 1960-1961. The east side of the Building was previously occupied by Payless Cleaners (a dry cleaning shop) from 1961-1980, and then by a restaurant from 1982 to 1994. The central portion of the Building has always been a laundry/dry cleaning shop since the structure was built. Business entities including

Washing Well (a self-service laundry from 1961-1971), Gene's Norge Cleaners (from 1972-1988), and Jack's Norge Cleaners (from 1989-1994) were reportedly occupying the site before the Building was vacated. On the west side of the Building is another restaurant which has been present from 1961-1994. There are no reported or observed underground storage tanks on the subject site.

3. **Named Dischargers**: The site is currently owned by Adolph P. Schuman Marital Trust (Trust) of which James F. Crafts, Jr., and John D. Berl are the co-trustees. Thus, the Trust is named as a discharger. Former tenants and their business operators, which are identifiable by Board staff, including Gene's Norge Cleaners, Jack's Norge Cleaners, and Jack Hom (the owner and operator of Jack's Norge Cleaners) are named as dischargers due to their chemical use/storage and roles of dry cleaning business operators on the Site during the period in which unauthorized releases of PCE reportedly occurred. Board staff have insufficient information of former owners of Gene's Norge Cleaners and Payless Cleaners, and therefore, they are not named as dischargers at this time.

   If additional information is submitted indicating that other parties caused or permitted any waste to be discharged on the site where it entered or could have entered waters of the state, the Board will consider adding that party's name to this order.

4. **Regulatory Status**: This site is currently not subject to Board order.

5. **Site Hydrogeology**: The Site is located at an elevation of 48 feet on the alluvial flood plain on the eastern edge of the San Francisco Bay. Subsurface soils below the Site consists of clays and silty clays with small amounts of sandy silts and silty sands. Silty sand was encountered to a depth of 3.5 feet. Beneath the layer of silty sand, silty clay and clay were observed to a depth of 20 feet. Groundwater was encountered at 21-22 feet in soil borings on- and off-site. Groundwater flow gradient is west-northwesterly.

6. **Remedial Investigation**: Tetrachloroethylene (PCE) was reportedly used in the dry cleaning business. On August 8, 1994, Hayward Fire Department issued a notice of violation to the operator of Jack's Norge Cleaners to stop gravity dispensing of PCE and to provide secondary containment for the existing drums.

   According to two environmental assessment reports of November 11 and 22, 1994, prepared by Krazan & Associates (Krazan), several 55-gallon drums reportedly containing spent PCE and stained concrete floor, apparently a result of leakage or spillage, were observed to be present in the dry cleaning machinery area. The soil and groundwater investigation performed by Krazan detected PCE in groundwater samples collected from two borings located in the downgradient direction of the dry cleaning businesses. High levels of Benzene, Ethylbenzene, total Xylenes (collectively known as BEX), total petroleum hydrocarbons as gasoline and diesel (TPHs) were also found in groundwater. Despite these levels of BEX and TPHs, there were no detectable concentrations of the corresponding chemicals in soil samples collected from the borings.

In January, 1995, the Site owner performed a soil gas survey and confirmed the PCE pollution below the Site. Board staff then requested further site investigations to define the pollution problem. In November, 1995, a soil and groundwater investigation consisting of 12 exploratory borings, 4 permanent monitoring wells, and 12 hydropunch locations was performed voluntarily by the Site owner. Up to 450 ppb of PCE, 140 ppb of Trichloroethylene (TCE), 22 ppb of Vinyl Chloride, and 66 ppb of cis-1,2 Dichloroethylene (1,2-DCE) were detected in groundwater below and in the vicinity of the Site. Elevated concentrations of PCE, up to 1,400 ppb, were detected in soil samples collected underneath the former dry cleaner. Groundwater pollution has been reportedly migrating off-site towards. During that investigation, the detection of relatively high concentration of PCE (260 ppb) at a location in the cross- and up-gradient direction from the dry cleaner source suggests another potential source of pollution that has yet to be defined. Another objective of that investigation was to determine if the on-site sewer line could be a vehicle for the transport of the PCE plume, but the improper demolition of the sewer line compromised the investigation result.

7. **Interim Remedial Measures**: Since the discovery of the pollution, there has been no remediation performed by the dischargers. Considering the likelihood of further migration of the groundwater plume which may result in a larger areal extent of pollution, Board staff believe that interim remedial measures need to be implemented at the Site to reduce the threat to water quality, public health, and the environment posed by the discharge of waste, and to provide a technical basis for selecting and designing final remedial measures.

8. **Adjacent Sites**: It is known that groundwater under the Site has been impacted by gasoline constituents originating from the Exxon station adjacent to the south side of the Site. Groundwater and soil remediation including a soil vapor extraction system for the Exxon site has been operating since January, 1994. During its monitoring events from September, 1992 to June, 1994, Exxon detected high levels of Vinyl Chloride, TCE, PCE, and 1,2-DCE in its monitoring wells. In addition, VOCs were also detected in monitoring wells located on the downgradient Hayward Air Terminal property. The source of these VOCs may be related to the unauthorized releases of PCE from the former dry cleaning activities on Site.

9. **Basin Plan**: The Board adopted a revised Water Quality Control Plan for the San Francisco Bay Basin (Basin Plan) on June 21, 1995. This updated and consolidated plan represents the Board's master water quality control planning document. The revised Basin Plan was approved by the State Water Resources Control Board and the Office of Administrative Law on July 20, 1995, and November 13, 1995, respectively. A summary of regulatory provisions is contained in 23 CCR 3912. The Basin Plan defines beneficial uses and water quality objectives for waters of the State, including surface waters and groundwaters.

The potential beneficial uses of groundwater underlying and adjacent to the site include:

a. Municipal and domestic water supply
b. Industrial process water supply
c. Industrial service water supply
d. Agricultural water supply

The existing beneficial uses of Sulfer Creek, San Francisco Bay and contiguous surface waters include:

a. Industrial service water supply
b. Marine habitat and shellfish harvesting
c. Contact and non-contact recreation
d. Navigation
e. Preservation of rare and endangered species
f. Commercial, ocean, and sport fishing

10. **Other Board Policies**: Board Resolution No. 88-160 allows discharges of extracted, treated groundwater from site cleanups to surface waters only if it has been demonstrated that neither reclamation nor discharge to the sanitary sewer is technically and economically feasible.

Board Resolution No. 89-39, "Sources of Drinking Water," defines potential sources of drinking water to include all groundwater in the region, with limited exceptions for areas of high TDS, low yield, or naturally-high contaminant levels.

11. **State Water Board Policies**: State Water Board Resolution No. 68-16, "Statement of Policy with Respect to Maintaining High Quality of Waters in California," applies to this discharge and requires attainment of background levels of water quality, or the highest level of water quality which is reasonable if background levels of water quality cannot be restored. Cleanup levels other than background must be consistent with the maximum benefit to the people of the State, not unreasonably affect present and anticipated beneficial uses of such water, and not result in exceedance of applicable water quality objectives.

State Water Board Resolution No. 92-49, "Policies and Procedures for Investigation and Cleanup and Abatement of Discharges Under Water Code Section 13304," applies to this discharge. This order and its requirements are consistent with the provisions of Resolution No. 92-49, as amended.

12. **Preliminary Cleanup Goals**: The dischargers will need to make assumptions about future cleanup standards for soil and groundwater, in order to determine the necessary extent of remedial investigation, interim remedial actions, and the draft cleanup plan. Pending the establishment of site-specific cleanup standards, the following preliminary cleanup goals should be used for these purposes:

a. Groundwater: Applicable water quality objectives (e.g. maximum contaminant levels, or MCLs) or, in the absence of a chemical-specific objective, risk-based levels (e.g. drinking water equivalent levels).

b. Soil: 1 mg/kg total volatile organic compounds, 10 mg/kg total semi-volatile organic compounds (SVOCs), and background concentrations of metals.

13. **Basis for 13304 Order**: The dischargers have caused or permitted waste to be discharged or deposited where it is or probably will be discharged into waters of the State and creates or threatens to create a condition of pollution or nuisance.

14. **Cost Recovery**: Pursuant to California Water Code Section 13304, the dischargers are hereby notified that the Board is entitled to, and may seek reimbursement for, all reasonable costs actually incurred by the Board to investigate unauthorized discharges of waste and to oversee cleanup of such waste, abatement of the effects thereof, or other remedial action, required by this Order.

15. **CEQA**: This action is an order to enforce the laws and regulations administered by the Board. As such, this action is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15321 of the Resources Agency Guidelines.

16. **Notification**: The Board has notified the dischargers and all interested agencies and persons of its intent under California Water Code Section 13304 to prescribe site cleanup requirements for the discharge, and has provided them with an opportunity to submit their written comments.

17. **Public Hearing**: The Board, at a public meeting, heard and considered all comments pertaining to this discharge.

IT IS HEREBY ORDERED, pursuant to Section 13304 of the California Water Code, that the dischargers (or their agents, successors, or assigns) shall cleanup and abate the effects described in the above findings as follows:

A. PROHIBITIONS

1. The discharge of wastes or hazardous substances in a manner which will degrade water quality or adversely affect beneficial uses of waters of the State is prohibited.

2. Further significant migration of wastes or hazardous substances through subsurface transport to waters of the State is prohibited.

3. Activities associated with the subsurface investigation and cleanup which will cause significant adverse migration of wastes or hazardous substances are prohibited.

B. TASKS

1. WORKPLAN TO IDENTIFY SOURCES

COMPLIANCE DATE: January 2, 1997

Submit a workplan acceptable to the Executive Officer to identify all pollution sources on the Site, including chemical storage areas, sumps, underground tanks, utility lines, and related facilities. The workplan should specify investigation methods and a proposed time schedule.

2. COMPLETION OF SOURCE IDENTIFICATION

COMPLIANCE DATE: March 15, 1997

Submit a technical report acceptable to the Executive Officer documenting completion of necessary tasks identified in the Task 1 workplan. The technical report should identify confirmed and possible sources of pollution.

3. REMEDIAL INVESTIGATION WORKPLAN

COMPLIANCE DATE: April 15, 1997

Submit a workplan acceptable to the Executive Officer to define the vertical and lateral extent of soil and groundwater pollution. The workplan should include an evaluation of any potential conduits for vertical groundwater migration, and specify investigation methods and a proposed time schedule. Work may be phased to allow the investigation to proceed efficiently.

4. COMPLETION OF REMEDIAL INVESTIGATION

COMPLIANCE DATE: July 30, 1997

Submit a technical report acceptable to the Executive Officer documenting completion of necessary tasks identified in the Task 3 workplan. The technical report should define the vertical and lateral extent of pollution down to concentrations at or below typical cleanup standards for soil and groundwater, and include the result of potential conduits evaluation. If the remedial investigative task is to be subdivided into phases, each part should have workplan followed by a technical report. The last report shall be submitted by the date specified above.

5. **INTERIM REMEDIAL ACTION WORKPLAN**

COMPLIANCE DATE: September 30, 1997

Submit a workplan acceptable to the Executive Officer to evaluate interim remedial action alternatives and to recommend one or more alternatives for implementation. The workplan should specify a proposed time schedule. Work may be phased to allow the investigation to proceed efficiently. If groundwater extraction is selected as an interim remedial action, then one task will be the completion of an NPDES permit application for discharge of extracted, treated groundwater to waters of the State. The application must demonstrate that neither reclamation nor discharge to the sanitary sewer is technically or economically feasible.

6. **COMPLETION OF INTERIM REMEDIAL ACTIONS**

COMPLIANCE DATE: December 15, 1997

Submit a technical report acceptable to the Executive Officer documenting completion of necessary tasks identified in the Task 5 workplan. For ongoing actions, such as soil vapor extraction or groundwater extraction, the report should document start-up as opposed to completion. If the interim remedial measures are proposed to be implemented in phases, e.g. on-site soil, on-site groundwater, and off-site groundwater, each part should have a workplan followed by a technical report. The last report shall be submitted by the date specified above.

7. **PROPOSED FINAL REMEDIAL ACTIONS AND CLEANUP STANDARDS**

COMPLIANCE DATE: February 27, 1998

Submit a technical report acceptable to the Executive Officer containing:

a. Results of the remedial investigation
b. Evaluation of the installed interim remedial actions
c. Feasibility study evaluating alternative final remedial actions
d. Risk assessment for current and post-cleanup exposures
e. Recommended final remedial actions and cleanup standards
f. Implementation tasks and time schedule

Item c should include projections of cost, effectiveness, benefits, and impact on public health, welfare, and the environment of each alternative action.

Items a through c should be consistent with the guidance provided by Subpart F of the National Oil and Hazardous Substances Pollution Contingency Plan (40

CFR Part 300), CERCLA guidance documents with respect to remedial investigations and feasibility studies, Health and Safety Code Section 25356.1(c), and State Board Resolution No. 92-49 as amended ("Policies and Procedures for Investigation and Cleanup and Abatement of Discharges Under Water Code Section 13304").

Items a through e should consider the preliminary cleanup goals for soil and groundwater identified in finding 12.

8. **Delayed Compliance**: If the dischargers are delayed, interrupted, or prevented from meeting one or more of the completion dates specified for the above tasks, the dischargers shall promptly notify the Executive Officer and the Board may consider revision to this Order.

C. PROVISIONS

1. **No Nuisance**: The storage, handling, treatment, or disposal of polluted soil or groundwater shall not create a nuisance as defined in California Water Code Section 13050(m).

2. **Good Operation and Maintenance (O&M)**: The dischargers shall maintain in good working order and operate as efficiently as possible any facility or control system installed to achieve compliance with the requirements of this Order.

3. **Cost Recovery**: The dischargers shall be liable, pursuant to California Water Code Section 13304, to the Board for all reasonable costs actually incurred by the Board to investigate unauthorized discharges of waste and to oversee cleanup of such waste, abatement of the effects thereof, or other remedial action, required by this Order. If the site addressed by this Order is enrolled in a State Board-managed reimbursement program, reimbursement shall be made pursuant to this Order and according to the procedures established in that program. Any disputes raised by the dischargers over reimbursement amounts or methods used in that program shall be consistent with the dispute resolution procedures for that program.

4. **Access to Site and Records**: In accordance with California Water Code Section 13267(c), the dischargers shall permit the Board or its authorized representatives:

   a. Entry upon premises in which any pollution source exists, or may potentially exist, or in which any required records are kept, which are relevant to this Order.

   b. Access to copy any records required to be kept under the requirements of

this Order.

c. Inspection of any monitoring or remediation facilities installed in response to this Order.

d. Sampling of any groundwater or soil which is accessible, or may become accessible, as part of any investigation or remedial action program undertaken by the dischargers.

5. **Self-Monitoring Program**: The dischargers shall comply with the Self-Monitoring Program as attached to this Order and as may be amended by the Executive Officer.

6. **Contractor / Consultant Qualifications**: All technical documents shall be signed by and stamped with the seal of a California registered geologist, a California certified engineering geologist, or a California registered civil engineer.

7. **Lab Qualifications**: All samples shall be analyzed by State-certified laboratories or laboratories accepted by the Board using approved EPA methods for the type of analysis to be performed. All laboratories shall maintain quality assurance/quality control (QA/QC) records for Board review. This provision does not apply to analyses that can only reasonably be performed on-site (e.g. temperature).

8. **Document Distribution**: Copies of all correspondence, technical reports, and other documents pertaining to compliance with this Order shall be provided to the following agencies:

   a. City of Hayward
   b. Alameda County Environmental Health Department

   The Executive Officer may modify this distribution list as needed.

9. **Reporting of Changed Owner or Operator**: The dischargers shall file a technical report on any changes in site occupancy or ownership associated with the property described in this Order.

10. **Reporting of Hazardous Substance Release**: If any hazardous substance is discharged in or on any waters of the State, or discharged or deposited where it is, or probably will be, discharged in or on any waters of the State, the dischargers shall report such discharge to the Regional Board by calling (510) 286-1255 during regular office hours (Monday through Friday, 8:00 to 5:00).

    A written report shall be filed with the Board within five (5) working days. The

report shall describe: the nature of the hazardous substance, estimated quantity involved, duration of incident, cause of release, estimated size of affected area, nature of effect, corrective actions taken or planned, schedule of corrective actions planned, and persons/agencies notified.

This reporting is in addition to reporting to the Office of Emergency Services required pursuant to the Health and Safety Code.

11. **Periodic SCR Review**: The Board will review this Order periodically and may revise it when necessary. The dischargers may request revisions and upon review the Executive Officer may recommend that the Board revise these requirements.

I, Loretta K. Barsamian, Executive Officer, do hereby certify that the foregoing is a full, true, and correct copy of an Order adopted by the California Regional Water Quality Control Board, San Francisco Bay Region, on _____.

_____
Loretta K. Barsamian
Executive Officer

FAILURE TO COMPLY WITH THE REQUIREMENTS OF THIS ORDER MAY SUBJECT YOU TO ENFORCEMENT ACTION, INCLUDING BUT NOT LIMITED TO: IMPOSITION OF ADMINISTRATIVE CIVIL LIABILITY UNDER WATER CODE SECTIONS 13268 OR 13350, OR REFERRAL TO THE ATTORNEY GENERAL FOR INJUNCTIVE RELIEF OR CIVIL OR CRIMINAL LIABILITY

Attachments: Site Map
Self-Monitoring Program

CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD
SAN FRANCISCO BAY REGION

SELF-MONITORING PROGRAM FOR:

ADOLPH P. SCHUMAN MARITAL TRUST via
CO-TRUSTEES JAMES F. CRAFTS, JR., AND JOHN D. BERL
400 SANSOME STREET
SAN FRANCISCO, CA 94111-3143

GENE'S NORGE CLEANERS, JACK'S NORGE CLEANERS, AND JACK HOM
645 LEBANON STREET
HAYWARD, CA 94541

for the properties located at

23956-23958 HESPERIAN BOULEVARD.
AND
991 WEST WINTON AVENUE
HAYWARD
ALAMEDA COUNTY

1. **Authority and Purpose**: The Board requests the technical reports required in this Self-Monitoring Program pursuant to Water Code Sections 13267 and 13304. This Self-Monitoring Program is intended to document compliance with Board Order No. _____ (site cleanup requirements).

2. **Monitoring**: The dischargers shall measure groundwater elevations quarterly in all monitoring wells, and shall collect and analyze representative samples of groundwater according to the following schedule:

Well #	Sampling Frequency	Analyses	Well #	Sampling Frequency	Analyses
MW-AP1	Q	8010	MW-3C	Q	8010
MW-AP2	Q	8010	MW-3D	Q	8010
MW-AP3	Q	8010	MW-3E	Q	8010
MW-AP4	Q	8010	MW-3F	Q	8010
MW-3A	Q	8010	MW-3G	Q	8010

MW-3B	Q	8010	MW-3H	Q	8010

Key: Q = Quarterly 8010 = EPA Method 8010 or equivalent

The dischargers shall sample any new monitoring or extraction wells quarterly and analyze groundwater samples for the same constituents as shown in the above table. The dischargers may propose changes in the above table; any proposed changes are subject to Executive Officer approval.

3. **Quarterly Monitoring Reports**: The dischargers shall submit quarterly monitoring reports to the Board no later than 30 days following the end of the quarter. The first quarterly monitoring report shall be due on December 31, 1996. The reports shall include:

   a. Transmittal Letter: The transmittal letter shall discuss any violations during the reporting period and actions taken or planned to correct the problem. The letter shall be signed by the dischargers' principal executive officer or their duly authorized representatives, and shall include a statement by the official, under penalty of perjury, that the report is true and correct to the best of the official's knowledge.

   b. Groundwater Elevations: Groundwater elevation data shall be presented in tabular form, and a groundwater elevation map should be prepared for each monitored water-bearing zone. Historical groundwater elevations shall be included in the fourth quarterly report each year.

   c. Groundwater Analyses: Groundwater sampling data shall be presented in tabular form, and an isoconcentration map should be prepared for one or more key contaminants for each monitored water-bearing zone, as appropriate. The report shall indicate the analytical method used, detection limits obtained for each reported constituent, and a summary of QA/QC data. Historical groundwater sampling results shall be included in the fourth quarterly report each year. The report shall describe any significant increases in contaminant concentrations since the last report, and any measures proposed to address the increases.

   d. Groundwater Extraction: If applicable, the report shall include groundwater extraction results in tabular form, for each extraction well and for the site as a whole, expressed in gallons per minute and total groundwater volume for the quarter. The report shall also include contaminant removal results, from groundwater extraction wells and from other remediation systems (e.g. soil vapor extraction), expressed in units of chemical mass per day and mass for the quarter.

Historical mass removal results shall be included in the fourth quarterly report each year.

e. Status Report: The quarterly report shall describe relevant work completed during the reporting period (e.g. site investigation, interim remedial measures) and work planned for the following quarter.

4. **Violation Reports**: If the dischargers violate requirements in the Site Cleanup Requirements, then the dischargers shall notify the Board office by telephone as soon as practicable once the dischargers have knowledge of the violation. Board staff may, depending on violation severity, require the dischargers to submit a separate technical report on the violation within five (5) working days of telephone notification.

5. **Other Reports**: The dischargers shall notify the Board in writing prior to any site activities, such as construction or underground tank removal, which have the potential to cause further migration of contaminants or which would provide new opportunities for site investigation.

6. **Record Keeping**: The dischargers or their agents shall retain data generated for the above reports, including lab results and QA/QC data, for a minimum of six (6) years after origination and shall make them available to the Board upon request.

7. **SMP Revisions**: Revisions to the Self-Monitoring Program may be ordered by the Executive Officer, either on his/her own initiative or at the request of the dischargers. Prior to making SMP revisions, the Executive Officer will consider the burden, including costs, of associated self-monitoring reports relative to the benefits to be obtained from these reports.

I, Loretta K. Barsamian, Executive Officer, hereby certify that this Self-Monitoring Program was adopted by the Board on _____.

_____
Loretta K. Barsamian
Executive Officer