

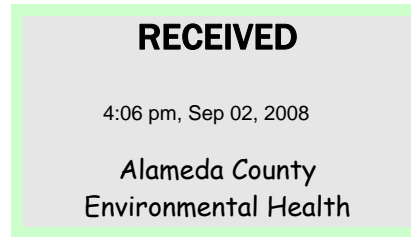


CLOSURE SOLUTIONS, INC.

August 27, 2008

Mr. Steve Plunkett
Alameda County Health Care Services Agency
1000 San Leandro Blvd., Suite 300
San Leandro, CA 94577

**Re: Sensitive Receptor Survey
Kerry & Associates – Palace Garage
14336 Washington Avenue
San Leandro, California
Case No. 01-1133 (San Francisco Bay RWQCB)**



Dear Mr. Plunkett,

On behalf of Kerry & Associates, Closure Solutions Inc. (Closure Solutions) has prepared this *Sensitive Receptor Survey*, (SRS) for the Palace Garage Site located at 14336 Washington Avenue, San Leandro, California (the Site). This SRS was completed per your request in an e-mail to Mr. Roger Hoffmore dated July 2, 2008 to identify all water supply wells and sensitive receptors within a 2,000-foot radius of the Site (Figure 1). This e-mail is included in attachment A. An evaluation of potential migration pathways will be presented in the Site Conceptual Model.

1.0 SITE SETTING

A 550-gallon gasoline underground storage tank (UST) was removed from the site in 1991. Subsequent investigations included the installation of 4 monitoring wells and the drilling of 16 borings. Based on data obtained from the wells and borings, impacted unsaturated-zone soil is confined to the area of the former dispenser pad and UST. The primary groundwater flow direction is toward the southwest.

2.0 METHODS

The survey entailed a review of all known water wells within the survey area from the Department of Water Resources (DWR) and the Alameda County Public Works Agency (ACPWA). Closure Solutions also contacted the Alameda County Environmental Health Department (ACEHD) and the Regional Water Quality Control Board (Regional Board) to ensure they had no additional records of water supply wells in the survey area. In addition to

identifying known water wells, Closure Solutions reviewed United States Geological Survey (USGS) topographic quadrangles of the area to identify surface water bodies within the survey area of the Site.

2.1 WATER WELL SURVEY FINDINGS

ACPWA and DWR records and well logs were reviewed to identify the location of any water wells within a 2,000-foot radius of the Site. Using ACPWA records, a total of eighty wells were identified within the survey area. Of these eighty wells, forty-nine were identified as test or monitoring wells; seven were identified as being abandoned or destroyed and twenty six were identified as being water supply wells. Of the twenty-six water supply wells, three are domestic, twenty are irrigation supply, and three are industrial supply wells.

Using DWR records a total of seventy-six wells were identified within the survey area. Of these seventy-six wells, fifty-three were identified as test or monitoring wells, nine were identified as being abandoned or destroyed, and fourteen were identified as being water supply wells. Of the fourteen water supply wells one is domestic, eleven are irrigation supply, and two are industrial supply wells.

The closest water supply wells are two industrial wells approximately 450 feet northwest (up-gradient) of the Site. The closest domestic well is approximately 1,500 feet southeast (cross-gradient) of the Site. The closest down-gradient well is an irrigation well approximately 1,400 feet southwest of the Site. All reportedly active water supply wells within the survey area are presented in Table 1. The locations of these wells are graphically presented on Figure 1. Wells reported as destroyed or abandoned within the survey area are presented in Table 2. In the interest of clarity wells identified as monitoring or test wells are not identified in the tables or on the figure.

2.2 SURFACE WATER BODY FINDINGS

A topographic map of the area was reviewed to identify the location of surface water bodies near the Site. No surface water bodies were identified within a 2,000 foot radius of the Site. The closest surface water bodies are Estudillo Canal, approximately 1.5 miles southwest (down-gradient), and an unknown creek approximately 1.5 miles north (cross-gradient) of the Site. Lake Chabot is approximately 1.9 miles northeast (up-gradient) of the Site, and the San Francisco Bay is approximately 2.4 miles southwest (down-gradient) of the Site.

3.0 GEOTRACKER

In accordance with Assembly Bill 2886, Closure Solutions will upload this Sensitive Receptor Survey report to GeoTracker.


4.0 LIMITATIONS

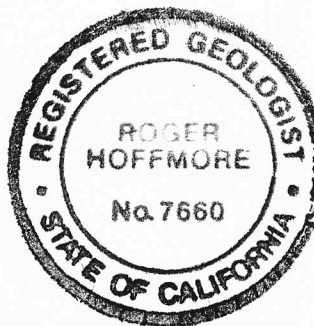
This report is based on Site conditions, data, and other information available as of the date of the report, and the conclusions and recommendations herein are only applicable only to the time frame in which the report was prepared. Background information used to prepare this report including, but not limited to, previous field measurements, analytical results, Site plans and other data have been furnished to Closure Solutions by Kerry & Associates and their previous consultants. Closure Solutions has relied on this information as furnished, and is neither responsible for nor has confirmed the accuracy of this information.

We appreciate the opportunity to submit this SRS report and trust that this document meets with your approval. Please notify us of your approval as soon as practical. If you have any questions or concerns, feel free to contact Roger Hoffmore at (916) 983-5604 or rhoffmore@closureolutions.com.

Sincerely,

CLOSURE SOLUTIONS, Inc.


Roger Hoffmore, P.G.
Senior Geologist

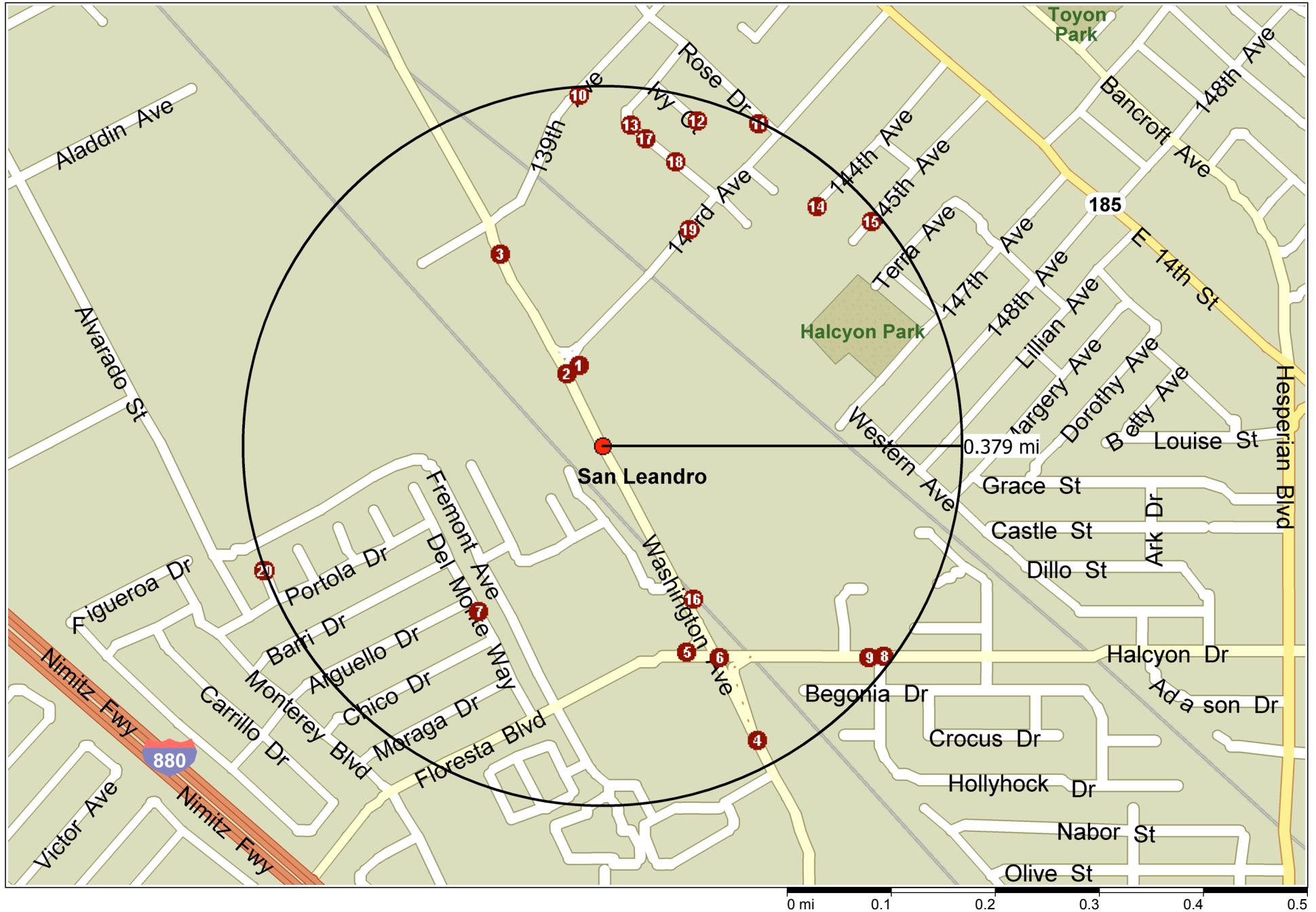


Attachments:	Figure 1	Water Supply Wells
	Table 1	Water Supply Wells on Map
	Table 2	Destroyed or Abandoned Water Wells in Survey Area

cc: Mr. Jeff Kerry, Kerry & Associates

FIGURE

Figure 1 - Water Supply Wells



Copyright © and (P) 1988–2007 Microsoft Corporation and/or its suppliers. All rights reserved. <http://www.microsoft.com/streets/>
 Certain mapping and direction data © 2007 NAVTEQ. All rights reserved. The Data for areas of Canada includes information taken with permission from Canadian authorities, including: © Her Majesty the Queen in Right of Canada, © Queen's Printer for Ontario. NAVTEQ and NAVTEQ ON BOARD are trademarks of NAVTEQ. © 2007 Tele Atlas North America, Inc. All rights reserved. Tele Atlas and Tele Atlas North America are trademarks of Tele Atlas, Inc.

TABLES

Table 1

Water Supply Wells on Map

14336 Washington Avenue
San Leandro, CA

Map Symbol	Address	City	Owner	Total Depth (feet)	Water Depth (feet)	Diameter (inches)	Use	Feet from Site	Source
1	501 143 Avenue	San Leandro	H. Mello	64	0	8	IRR	500	ACPWA
2	14300 Washington Avenue	San Leandro	Stefanovic Milivoje	100	0	10	IND	450	ACPWA & DWR
2	14300 Washington Avenue	San Leandro	Rhodes & Jamieson	253	20	12	IND	450	ACPWA
3	14143 Washington Avenue	San Leandro	Earl Bolton	65	0	6	IRR	1000	ACPWA
4	14441 Washington Avenue	San Leandro	Avansino Mortensen Nursery	135	38	8	IRR	1700	ACPWA & DWR
4	14441 Washington Avenue	San Leandro	Avansino Mortensen Nursery	235	0	12	IRR	1700	ACPWA
4	14441 Washington Avenue	San Leandro	Avansino Mortensen Nursery	254	0	12	IRR	1700	ACPWA
4	14441 Washington Avenue	San Leandro	Avansino Mortensen Nursery	215	35	12	IRR	1700	ACPWA
4	14441 Washington Avenue	San Leandro	Avansino Mortensen Nursery	235	0	12	IRR	1700	ACPWA
5	Washington/ Floresta	San Leandro	Pacific Development Gp	185	65	6	IRR	1600	ACPWA
6	291 Halcyon Drive	San Leandro	Thomas Cambron	0	0	0	IRR	2000	ACPWA
7	3607 Del Monte Way	San Leandro	George Ervin	35	15	4	IRR	1400	ACPWA & DWR
8	2824 Halcyon Drive	San Leandro	Malcom Storm	125	0	6	IRR	1900	ACPWA
9	2780 Halcyon Drive	San Leandro	Robert Hauskins	96	0	0	DOM	1500	ACPWA
10	1124 139th Avenue	San Leandro	Bill McMahan	80	25	8	IND	1700	ACPWA & DWR
11	14245 Rose Drive	San Leandro	Edwin Menze	43	15	4	IRR	1700	ACPWA & DWR
12	13221 Ivy Court	San Leandro	Ferris Griffin	62	0	6	DOM	1600	ACPWA
13	14201 Orchid Drive	San Leandro	Mrs. Williams	72	22	6	IRR	1500	ACPWA & DWR
14	1200 144th Avenue	San Leandro	Merchora Lamas	58	18	6	IRR	1500	ACPWA & DWR
15	1245 145th Avenue	San Leandro	Robert Matthews	61	21	6	IRR	1800	ACPWA & DWR
15	1236 145th Avenue	San Leandro	Sam Alcantara	53	20.5	6	IRR	1800	DWR
16	Washington Avenue	San Leandro	E. F. Winter	152	21	8	IRR	1000	ACPWA
17	14221 Orchid Drive	San Leandro	Yren Steblina	60	26	0	IRR	1500	ACPWA & DWR
18	14252 Orchid Drive	San Leandro	C.L. Smith	35	12	4	IRR	1500	ACPWA & DWR
19	906 143rd Avenue	San Leandro	Nakashima Nursery	152	14	8	IRR	1000	ACPWA & DWR
20	3420 Del Mar Circle	San Leandro	Edward Hunt	23	11	6	DOM	2000	DWR
20	3410 Del Mar Circle	San Leandro	John B. Harrison	28.5	11.5	4	IRR	2000	DWR

LEGEND:

IRR = Irrigational Well

IND = Industrial Well

DOM = Domestic Well

ACPWA = Alameda County Public Works Agency

DWR = Department of Water Resources

Table 2

Destroyed or Abandoned Water Wells in Survey Area

14336 Washington Avenue
San Leandro, CA

Address	City	Owner	Total Depth (feet)	Water Depth (feet)	Diameter (inches)	Use	Feet from Site	Source
14441 Washington Avenue	San Leandro	Avansino Mortensen Nursery	288	35	10	DES	1700	ACPWA & DWR
14441 Washington Avenue	San Leandro	K-Mart	701	50	12	ABN	1700	ACPWA & DWR
Washington & Floresta	San Leandro	Egs Metro	70	0	0	DES	1600	ACPWA & DWR
300 Floresta	San Leandro	Oles Home Centers	700	--	--	DES	1800	DWR
906 143rd Avenue	San Leandro	Nakashima Nursery	372	0	12	DES	1000	ACPWA & DWR
906 143rd Avenue	San Leandro	Nakashima Nursery (Old)	152	14	8	DES	1000	ACPWA & DWR
906 143rd Avenue	San Leandro	Nakashima Nursery	601	0	12	DES	1000	ACPWA & DWR
906 143rd Avenue	San Leandro	Nakashima Nursery	265	--	8	DES	1000	ACPWA & DWR
906 143rd Avenue	San Leandro	Nakashima Nursery	95	--	12	DES	1000	DWR

Legend:

IRR = Irrigational Well

IND = Industrial Well

DOM = Domestic Well

DES = Destroyed

ABN = Abandoned

ACPWA = Alameda County Public Works Agency

DWR = Department of Water Resources

-- = Unknown/ Not Available