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

RO0000291

March 25, 2003

Mr. Sam Kawahara
Kawahara Nursery
16550 Ashland Ave
San Lorenzo, CA 94580

RE: Workplan Approval for 16550 Ashland Ave, San Lorenzo, CA

Dear Mr. Kawahara:

I am the current casework for the above referenced site. I have completed review of the case file, including Blymyer's September 10, 2001 *Remedial Action Plan* that was prepared to address suspect magnetic anomalies and hydrocarbon-impacted soil identified in the vicinity of the northern-most lath house. The workplan to excavated the two suspect areas and the concrete pads is acceptable with the following addition/changes:

- In addition to proposed analysis for TPH as gasoline, BTEX, MTBE, total lead, and fuel additives, please include analysis for TPH as diesel.
- Soil samples collected from the former 5000-gallon diesel tank excavation at approximately 8.5 feet bgs contained up to 5,000 ppm TPHd. You should conducted limited overexcavation to reduce TPHd concentration to cleanup levels determined in the September 2002 risk evaluation.

Field work should commence within 45 days of the date of this letter, **or by May 23, 2003.** Please provide at least 72 hours advance notice of field activities. If you have any questions, I can be reached at (510) 567-6762 or by email at echu@co.alameda.ca.us

eva chu
Hazardous Materials Specialist

email: Mark Detterman, Blymyer

c: Donna Drogos

kawahara-1

R0291
CHU

State Water Resources Control Board

Division of Financial Assistance
1001 I Street • Sacramento, California 95814
P.O. Box 944212 • Sacramento, California • 94244-2120
(916) 341-5757 • FAX (916) 341-5806 • www.swrcb.ca.gov/cwphome/ustcf

Winston H. Hickox
Secretary for Environmental Protection

Gray Davis
Governor

The energy challenge facing California is real. Every Californian needs to take immediate action to reduce energy consumption. For a list of simple ways you can reduce demand and cut your energy costs, see our website at www.swrcb.ca.gov.

Alameda County
JAN 22 2003
Environmental Health

January 7, 2003

Kawahara Nursery, Inc.
Sam Kawahara
16550 Ashland Ave
San Lorenzo, CA 94580

PRE-APPROVAL OF CORRECTIVE ACTION COSTS,
CLAIM NO. 009201, PA # 2
SITE ADDRESS: 16550 ASHLAND AVE, SAN LORENZO, CA 94580

I have reviewed your request, received on November 26, 2002, for pre-approval of corrective action costs. I have included a copy of the "Cost Pre-Approval Request" form; please use this form in the future for requesting pre-approval of corrective action costs.

With the following provisions, the total cost pre-approved as eligible for reimbursement for completing the September 10, 2001, Blymer Engineering, Inc. workplan approved by the Alameda County EHD (County) in their September 18, 2001 letter, is **$ 11,019**; see the table below for a breakdown of costs. *(The total amount that has been reimbursed and approved for payment up to this point is $ 81,930.)*

Be aware that this pre-approval does not constitute a decision on reimbursement: **necessary** (as determined by the Fund) corrective action costs for action work **directed and approved by the County** will be eligible for reimbursement at costs consistent with those pre-approved in this letter. However, depending on what happens in the field, some costs may not actually be necessary.

In an effort to expedite future reimbursement requests associated with the implementation of the corrective action tasks pre-approved in this letter, we ask that the attached 'Pre-Approval Specific Reimbursement Request Form' be completed, updated and submitted with each reimbursement request. All relevant supporting documentation must also be included with each reimbursement request.

In order for future costs for corrective action to be part of the expedited reimbursement process, they must be pre-approved in writing by Fund staff.

All costs for corrective action must meet the requirements of Article 11, Chapter 16, Underground Storage Tank Regulations in order to be eligible for reimbursement.

COST PRE-APPROVAL BREAKDOWN

#	Task*	Amount Pre-Approved	Comments
1	QMRs of 3 MWs for 3 Events	$11,019	This cost includes all time, materials and markups associated with this task. QMRs of 3 MWs for 3 Events) Copies of all reports must be submitted to the Fund. Note: The requested cost of $$3,890 per event appears to be excessive, the typical cost for the similar scopes of work is about $3,673 per event.
	TOTAL PRE-APPROVED	**$ 11,019**	

* Task descriptions are the same as those identified in Blymer Engineering, Inc.'s October 28, 2002 cost estimate.

- Only the tasks/costs reflected on the above table are pre-approved at this time. The Fund will review any tasks/costs that go beyond the pre-approved amount to be determined if the additional tasks and costs are necessary and reasonable. However, if costs exceed the above pre-approved amounts, the Fund will be unable to expedite your Reimbursement Request.

- The work products must be acceptable to the County and the Regional Water Quality Control Board.

- If a different scope of work becomes necessary, then you must request pre-approval of costs on the new scope of work.

- Although I have referred to the Blymer Engineering, Inc. proposal in my pre-approval above, please be aware that you will be entering into a private contract: the State of California cannot compel you to sign any specific contract. This letter **pre-approves the costs** as presented in the proposal dated October 28, 2002 by Blymer Engineering, Inc. for conducting the work approved by the County.

I also want to remind you that the Fund's regulations require that you obtain at least three bids, or a bid waiver from Fund staff, from qualified firms for all necessary future corrective action work. If you need assistance in procuring contractor and consultant services, don't hesitate to call me.

Please remember that it is still necessary to submit the actual costs of the work as explained in the Reimbursement Request Instructions to confirm that the costs are consistent with this pre-approval before you will be reimbursed. ***Please insure that your consultant prepares their invoices to include the required breakdown of costs on a time and materials basis, that invoiced tasks are consistent with the original proposal, and that reasonable explanations are provided for any changes made in the scope of work or increases in the costs.*** *When the invoices are submitted you must include copies of all:*

- *subcontractor invoices,*
- *technical reports, when available, and*
- *applicable correspondence from the County.*

Please call if you have any questions; I can be reached at (916) 341-5757.

Sincerely,

Sunil Ramdass.

Sunil Ramdass, Water Resources Control Engineer
Technical Review Unit
Underground Storage Tank Cleanup Fund

Enclosure

cc: Ms. Donna Drogos
Alameda County EHD
1131 Harbor Bay Pkway, 2nd Fl.
Alameda, CA 94502-6577

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

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Stid 4403

May 10, 2001

John Kawahara
Kawahara Nursery
698 Burnett Ave.
Morgan Hill, CA 95037

RE: Kawahara Nursery, at 16550 Ashland Ave., San Lorenzo, CA

Dear Mr. Kawahara:

I am in receipt of "Final Report, Quarterly Groundwater Monitoring Report, First Quarter 2001", dated 3/26/2001, regarding the above referenced site, submitted by Mr. Mark E. Detterman of Blymyer Engineering. I would like to make the following comments regarding this document:

1. According to this report the MW-3 well, which represents the most contaminated well, revealed 2,400ppb TPHgasoline, 880ppb TPHdiesel, 28ppb Benzene, and <2ppb MTBE. This reveals an overall decrease in concentration trend compared to previous analysis.

2. The groundwater flow gradient was northwesterly according to Figure 3 and based on previous data.

3. **In my letter dated April 23, 2001, I had requested that you to submit a workplan to address the possible removal of the remaining pollutant and tanks as discussed previously. This document was to be submitted by May 7,2001. However, to this date this office has not received this document. Please submit the required workplan by June 10th, 2001. This issue must be resolved as a part of potential source removal process.**

4. I will look forward to the amended risk assessment in order to establish remedial goals as indicated within this report. However, please be advised that item 3 indicated above should be considered as part of risk management and eventual closure of the above referenced site.

5. I understand that MTBE detection (by Method 8020) has been actually false positive since Method 8060 verified non-existence of MTBE. Furthermore the false concentrations of MTBE has always been detected at below 50ppb. Therefore, I concur with your conclusion that MTBE never existed at this site.

6. You may initiate a semi-annual groundwater sampling and monitoring rather than a quarterly basis as proposed.

Please call me at (510) 567-6876, if you have any questions.

Sincerely,

Amir K. Gholami, REHS
Hazardous Materials Specialist

C: Mark E. Detterman, Blymyer Engineering, 1829 Clairmont Ave., Alameda, CA 94501-1395
Files

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

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STID 4403

September 24, 2001

John Kawahara
Kawahara Nursery
698 Burnett Ave.
Morgan Hill, CA 95037

RE: Kawahara Nursery, at 16550 Ashland Ave., San Lorenzo, CA

Dear Mr. Kawahara:

This office is in receipt of "Semiannual Groundwater Monitoring Report, Second Quarter 2001", dated August 8, 2001, regarding the above referenced site, submitted by Mr. Mark E. Detterman of Blymyer Engineering.

Per this report MW-3 well, which represents the most contaminated well, revealed 2,900ppb TPHgasoline, 680ppb TPHdiesel, 5.3ppb Benzene, and <2ppb MTBE. This indicates an overall decrease in concentrations of the constituents, with the exception of TPHgasoline and Toluene, compared to previous analysis.

The groundwater flow gradient was estimated to be northwesterly per previous calculations.

As indicated previously I understand that MTBE detection (by Method 8020) has been actually false positive since Method 8060 verified non-existence of MTBE. Furthermore the false concentrations of MTBE has always been detected at below 50ppb. Therefore, I concur with your conclusion that MTBE never existed at this site.

MW-4 well, located upgradient of the plume, has indicated some trace elements of petroleum hydrocarbon, indicative of possible off-site upgradient source. You may investigate to verify such potential by sampling and analysis of the upgradient area. However, please submit a plan prior to initiation of such investigation.

Should you have any questions, please call me at (510) 567-6876,

Sincerely,

Amir K. Gholami, REHS
Hazardous Materials Specialist

C: Mark E. Detterman, Blymyer Engineering, 1829 Clairmont Ave.,
Alameda, CA 94501-1395
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ALAMEDA COUNTY
HEALTH CARE SERVICES
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DAVID J. KEARS, Agency Director

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(510) 567-6700
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STID 4403

September 18, 2001

John Kawahara
Kawahara Nursery
698 Burnett Ave.
Morgan Hill, CA 95037

RE: Kawahara Nursery, at 16550 Ashland Ave., San Lorenzo, CA

Dear Mr. Kawahara:

This office is in receipt of "Remedial Action Plan" (RAP), dated September 10, 2001, regarding the above referenced site, submitted by Mr. Mark E. Detterman of Blymyer Engineering. The RAP document was prepared and submitted in response to a request by this agency's request to address the possible removal of the remaining pollutant and tanks as discussed previously.

I have reviewed the above document and discussed it with Mr. Mark E. Detterman of Blymyer Engineering. I would like to make the following comments regarding the above document:

- I understand that you will be sampling groundwater for contaminant analysis on a semi-annual basis and based on historic information of pollutant in groundwater.
- Tier 2 Risk Based Corrective Action plan will be performed in order to establish SSTLs, which will be used as clean up level goals.
- Based on the investigation so far, some free products might exist in soil and groundwater around the lath house, which is, located down-gradient of magnetic anomaly.
- Based on previous investigations, the groundwater flow gradient was northwesterly.

I concur with the proposal made by Mark E. Detterman of Blymyer Engineering regarding the above document concerning the above referenced site.

If you have any questions, please do not hesitate to call me at (510) 567-6876.

ALAMEDA COUNTY
HEALTH CARE SERVICES
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Stid 4403

April 23, 2001

John Kawahara
Kawahara Nursery
698 Burnett Ave.
Morgan Hill, CA 95037

RE: Kawahara Nursery, at 16550 Ashland Ave., San Lorenzo, CA

Dear Mr. Kawahara:

I have received and reviewed the "Quarterly Groundwater Monitoring Report, Fourth Quarter 2000", dated December 13th, 2000, regarding the above referenced site, submitted by Mr. Mark E. Detterman of Blymyer Engineering. Please consider the following comments regarding this document:

1. According to this report the level of the constituents concentrations have generally decreased even though the concentrations detected this period is higher than those detected during August 2000. The MW-3 well, which represents the most contaminated well, detected up to 9,000ppb TPHgasoline, 3,700ppb TPHdiesel, 35ppb Benzene, and < 10ppb MTBE.

2. Per Figure 3 and based on previous data, the groundwater flow gradient was northwesterly.

3. **Please submit plan to address the possible removal of the remaining pollutant and tanks as discussed previously. This document was to be submitted by December 20th, 2000. To this date this office has not received this document. Please submit the required workplan by May 7, 2001.**

4. The risk assessment will be reviewed as requested. However, please be advised that even if the risk assessment is totally conservative and approved, you must still remove all remaining potential tank(s) as part of source removal process before the case can be considered for eventual closure. Of course there are other criterion, which must be met as well. The removal of potential tank(s) might also address the former detection of pollutants in MW-4 per your discussion within this report.

If you have any questions, please call me at (510) 567-6876.

Sincerely,

Amir K. Gholami, REHS
Hazardous Materials Specialist

C: Mark E. Detterman, Blymyer Engineering, 1829 Clairmont Ave.,
Alameda, CA 94501-1395
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ALAMEDA COUNTY
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Stid 4403

December 18, 2000

John Kawahara
Kawahara Nursery
698 Burnett Ave.
Morgan Hill, CA 95037

RE: Kawahara Nursery, at 16550 Ashland Ave., San Lorenzo, CA

Dear Mr. Kawahara:

I have just received the "Health Risk Assessment Workplan" dated January 20, 2000 submitted by Mr. Mark Detterman of Blymyer Engineers, Inc. regarding the above referenced site. As you are aware site specific data will be used to perform a risk assessment in order to establish Site Specific Target Levels (SSTLs) for soil and groundwater. The newly derived SSTLs will be used as a guideline to remove the remaining petroleum hydrocarbon sources including the potential tank at this site.

I have reviewed this document and generally concur with this workplan. However, please consider the following comments:

1. Ensure that you will be using data from the vadose zone for your calculations.

2. Perform a well survey to rule out the possibility of risk regarding the groundwater ingestion pathway.

IF you have any questions, please call me at (510) 567-6876.

Sincerely,

Amir K. Gholami, REHS
Hazardous Materials Specialist

C: Mark E. Detterman, Blymyer Engineering, 1829 Clairmont Ave., Alameda, CA 94501-1395
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ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

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(510) 567-6700
FAX (510) 337-9335

Stid 4403

December 14, 2000

John Kawahara
Kawahara Nursery
698 Burnett Ave.
Morgan Hill, CA 95037

RE: Kawahara Nursery, at 16550 Ashland Ave., San Lorenzo, CA

Dear Mr. Kawahara:

I am in receipt of a letter dated December 11, 2000, submitted by Mr. Mark Detterman of Blymyer Engineers, Inc. regarding the above referenced site.
I also called and discussed the clean up issues with Mr. Detterman regarding the above referenced site. Mr. Detterman has indicated that he submitted a workplan in January 2000, which addressed my concern regarding the potential remaining abandoned underground tank at your property. I further indicated that this potential tank must be removed and that my correspondence dated November 20th, 2000 required its removal and submittal of a plan by December 20th, 2000. Since I never received your workplan please disregard my request for submittal of a workplan in my letter dated November 20th, 2000. However, I have asked Mr. Detterman to submit a copy of this workplan to this office so that we could proceed further with the clean up issues at the above referenced site.

IF you have any questions, please call me at (510) 567-6876.

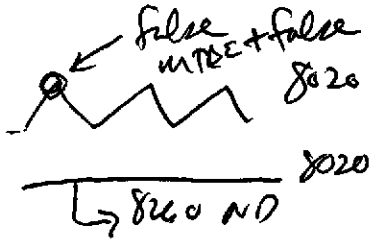
Sincerely,

Amir K. Gholami, REHS
Hazardous Materials Specialist

C: Mark E. Detterman, Blymyer Engineering, 1829 Clairmont Ave.,
Alameda, CA 94501-1395
√Files

BLYMYER
ENGINEERS, INC.

December 11, 2000
BEI Job No. 94015



Mr. Amir Gholami
Alameda County Health Care Services Agency
1131 Harbor Bay Parkway, 2nd Floor
Alameda, CA 94502

Subject: **Response to ACHCSA Letter Dated November 20, 2000**
Kawahara Nursery
16550 Ashland Avenue
San Lorenzo, California
STID # 4403

Dear Mr. Gholami:

On behalf of Kawahara Nursery, Blymyer Engineers, Inc. is issuing this letter in response to the referenced Alameda County Health Care Services Agency (ACHCSA) letter. The following responses are ordered to correspond with the order contained in your letter.

- In the Blymyer Engineers reported entitled *Quarterly Groundwater Monitoring Report, Third Quarter 2000*, dated September 27, 2000, concentrations of methyl tert-butyl ether (MTBE), as detected by EPA Method 8020, increased in well MW-3. However, EPA Method 8020 can give false MTBE positives as MTBE will coelute with 3-methyl-pentane, another gasoline compound. Because of this potential, and recent trends in regulatory requests requiring additional laboratory testing for MTBE and four other fuel oxygenates, a one-time analysis for fuel oxygenates by EPA Method 8260 was conducted and found that there were no fuel oxygenates in the groundwater sample collected from well MW-3. Please refer to Table IV in the referenced report. All previous reported concentrations of MTBE are therefore considered to represent 3-methyl-pentane.

- As you are aware, Figure 3 relies heavily on historic groundwater flow directions. Due to the destruction of wells MW-1 and MW-2 the exact flow direction cannot be determined at the site.

- Due to the destruction of wells MW-1 and MW-2, the wells can no longer be sampled.

- At your request, Blymyer Engineers submitted a brief health risk assessment workplan to the ACHCSA on January 20, 2000, in order to address the possible removal of the potential metal objects and impacted soil at the site. Despite multiple attempts to contact you, a verbal or written response has not been received to date. To recap, a Tier 2 RBCA health risk assessment (HRA) was proposed to be conducted. The HRA was proposed to use available site-specific data to determine site-specific target levels (SSTLs) for specific chemicals in soil and groundwater. When the SSTLs had been derived, the remaining petroleum hydrocarbon

Never got this!

1829 CLEMENT AVENUE ALAMEDA, CA 94501•1395 PHONE 510•521•3773 FAX 510•865•2594
3475 LENOX ROAD N.E. SUITE 400 ATLANTA, GA 30326 PHONE 404•467•1374 FAX 404•467•1374

sources at the site were proposed to be removed, using the SSTLs as cleanup goals. The SSTLs were to be defined such that site soil and groundwater contamination would not adversely impact the health of the current site residential occupants and future potential construction workers at the site. The site was proposed to remain largely a commercial establishment with a similar use scenario and similar chemical pathway exclusions; however, future residential use of the entire property may additionally be evaluated. The data used to analyze the chemicals of concern (COC) at the site were proposed to be modified so that the chemical specific database used in the generation of SSTLs would conform to California regulatory requirements (i.e. benzene would conform to California regulatory guidelines). Further details are contained in the referenced workplan. Should additional information be required for the any phase of work, please communicate the specifics of your request.

Should you have any questions or comments, please contact Mark Detterman at (510) 521-3773.

Sincerely,

Blymyer Engineers, Inc.

By: _____
Mark E. Detterman, C.E.G. 1788
Senior Geologist

And: _____
Michael S. Lewis
Vice President, Technical Services

c. Mr. John Kawahara, Kawahara Nursery

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ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

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Alameda, CA 94502-6577
(510) 567-6700
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Stid 4403

November 20, 2000

John Kawahara
Kawahara Nursery
698 Burnett Ave.
Morgan Hill, CA 95037

RE: Kawahara Nursery, at 16550 Ashland Ave., San Lorenzo, CA

Dear Mr. Kawahara:

This office is in receipt of the " Quarterly Groundwater Monitoring Report, Third Quarter 2000" , dated 9/27/2000, regarding the above referenced site, submitted by Mark E. Detterman of Blymyer Engineering. I would like to make the following comments regarding this document:

- Per this report the level of the constituents concentrations have decreased including the constituents in MW-3 well with the slight increase in MTBE to 12ppb from 4.9ppb previously. This well still contains the highest concentrations of the constituents.

- Figure 3 reveals the groundwater flow gradient to be northwesterly.

- MW-1 and MW-2 well were not sampled.

- **You still need to submit plan to address the possible removal of the remaining pollutant and tanks as discussed previously. This document must be submitted by December 20th, 2000.**

Should you have any questions, please call me at (510) 567-6876.

Sincerely,

Amir K. Gholami, REHS
Hazardous Materials Specialist

C: Mark E. Detterman, Blymyer Engineering, 1829 Clairmont Ave., Alameda, CA 94501-1395
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ALAMEDA COUNTY
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Stid 4403

March 22, 2000

John Kawahara
Kawahara Nursery
698 Burnett Ave.
Morgan Hill, CA 95037

RE: Kawahara Nursery, at 16550 Ashland Ave., San Lorenzo, CA 94580

Dear Mr. Kawahara:

I have received and reviewed the " Quarterly Groundwater Monitoring Report, Fourth Quarter, 1999" , dated February 9, 2000, regarding the above referenced site, submitted by Mark E. Detterman of Blymyer Engineering. I have the following comments regarding this document:

- Well MW-3 contains the highest concentrations of the constituents. However, the level of the constituents concentrations have decreased in MW-3 with the exception of TPHd and Ethylbenzene.

- According to this report, the groundwater flow gradient seems to be northwesterly.

- Since the concentration of MTBE increased you must perform one-time analysis by EPA method 8260.

- Monitoring of the TPHdiesel concentration must continue for two more rounds since its concentration has been fluctuating for the last few analysis.

Due to the possibility of existence of free product, the site could not be classified as " low risk groundwater" per result of the reports. However, you may perform a Tier 2 RBCA to establish Site Specific Target Levels (SSTL) and to submit plan for the removal of the remaining source of pollutant to proceed further toward closure.

Therefor you need to submit a plan to address the possible removal of the remaining pollutant and tanks as discussed in my previous letter. This document must be submitted no later than APRil 22nd, 2000.

If you have any questions, please call me at (510) 567-6876.

Sincerely,

Amir K. Gholami, REHS
Hazardous Materials Specialist

C: Mark E. Detterman, Blymyer Engineering, 1829 Clairmont Ave., Alameda, CA 94501-1395
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ALAMEDA COUNTY
HEALTH CARE SERVICES
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(510) 337-9432

Stid 4403

RESPONDED 3/22/2000

February 15, 2000

John Kawahara
Kawahara Nursery
698 Burnett Ave.
Morgan Hill, CA 95037

RE: Kawahara Nursery, at 16550 Ashland Ave., San Lorenzo, CA 94580

Dear Mr. Kawahara:

This office is in receipt of the " Quarterly Groundwater Monitoring Report, Fourth Quarter, 1999" , dated February 9, 2000, regarding the above referenced site, submitted by Mark E. Detterman of Blymyer Engineering. I have reviewed the above document and would like to make the following comments:

- MW-3 contains the highest concentrations of the constituents. However, the level of the constituents concentrations have decreased in MW-3 with the exception of TPHd and Ethylbenzene.
- Per this report, the groundwater flow seems to be northwesterly.
- An increase in concentration of MTBE requires one-time analysis by EPA method 8260.
- Continue monitoring of the TPHdiesel concentration for two more rounds since its concentration has been fluctuating for the last few analysis.

Since there is possibility of existence of free product, the site could not be classified as " low risk groundwater" per result of the reports. However, you may perform a Tier 2 RBCA to establish Site Specific Target Levels (SSTL) and to submit plan for the removal of the remaining source of pollutant to proceed further toward closure.

Therefor you need to submit a plan to address the possible removal of the remaining pollutant and tanks as discussed in my previous letter. This document must be submitted no later than March 15th, 2000.

Should you have any questions, please call me at (510) 567-6876.

Sincerely,

Amir K. Gholami, REHS
Hazardous Materials Specialist

C: Mark E. Detterman, Blymyer Engineering, 1829 Clairmont Ave., Alameda, CA 94501-1395
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cc:4580

ALAMEDA COUNTY
HEALTH CARE SERVICES AGENCY
Department Of Environmental Health
Environmental Protection Division
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

OAKLAND CA 946
PM
16 FEB
2000

John Kawahara Not at this address
Aqua Science Engineers, Inc.
280 W. El Pintado Road
Danville, CA [redacted]

[redacted]

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

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Stid 4403

January 11, 2000

John Kawahara
Kawahara Nursery
698 Burnett Ave.
Morgan Hill, CA 95037

RE: Kawahara Nursery, at 16550 Ashland Ave., San Lorenzo, CA 94580

Dear Mr. Kawahara:

I have received a phone call from Mr. Mark Detterman of Blymyer Engineering, your recent consultant, requesting an extension for submittal of a workplan, which had been due to further proceed with the required work at the above referenced site. The request for an extension is granted.

As discussed previously, this workplan is needed due to the following:

1. The potential presence of buried metal objects such as possible buried underground tank(s) near the west end of the lath house as indicated by geophysical survey equipment.

2. The samples of soil and grab groundwater taken from SB-4 and SB-5 indicated high concentrations of petroleum hydrocarbon, and these two samples are located downgradient of the magnetic anomaly per indication by geophysical survey equipment.

3. The water samples SB-4 and SB-5 indicated presence of petroleum sheen, and free product was observed on the soil samples.

4. The existence of significant concentrations of TPHg and Benzene within MW-3 groundwater samples, which is located between the barn and the northernmost lath house.

In addition to the above, this site can not presently be classified as " low risk groundwater/soil" site due to the fact that there are still possible source of further contamination, which must be addressed.

Please submit a workplan to address the possible removal of the remaining tanks and other issues indicated above by February 4th, 2000.

Should you have any questions, please do not hesitate to call me at (510) 567-6876.

Sincerely,

Amir K. Gholami, REHS
Hazardous Materials Specialist

C: Mark Detterman of Blymyer Engineers, 1829 Clement Ave.,
Alameda, CA 94501-1395
Files

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6700
(510) 337-9432

Stid 4403

December 22, 1999

John Kawahara
Kawahara Nursery
698 Burnett Ave.
Morgan Hill, CA 95037

RE: Kawahara Nursery, at 16550 Ashland Ave., San Lorenzo, CA 94580

Dear Mr. Kawahara:

I am in receipt of the "Results of Additional Subsurface Investigation and Quarterly Groundwater Monitoring, Second Quarter, 1999", dated September 2, 1999, regarding the above referenced site, submitted by Jeanna Hudson of Blymyer Engineering. I reviewed the above document and concur with Ms. Hudson's recommendation due to the following indications:

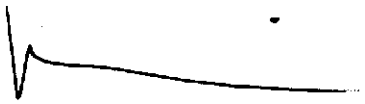
- Geophysical survey indicating presence of buried metal objects such as possible buried underground tank(s) near the west end of the lath house.
- Samples of soil and grab groundwater taken from SB-4 and SB-5 indicated high concentrations of petroleum hydrocarbon. These two samples are located downgradient of the magnetic anomaly per indication by geophysical survey equipment.
- SB-4 and SB-5 water samples revealed presence of petroleum sheen. Additionally free product was observed on the soil samples.
- Significant concentrations of TPHg and Benzene were detected from MW-3 groundwater samples, which is located between the barn and the northernmost lath house.

Additionally at the present situation this site can not be classified as " low risk groundwater/soil" site and the fact that there are still possible source of further contamination, which must be removed.

Please submit a plan to address the possible removal of the remaining tanks and other issues indicated above within 30 days or by January 22nd, 2000.

If you have any questions, please call me at (510) 567-6876.

Sincerely,



Amir K. Gholami, REHS
Hazardous Materials Specialist

C: Jeanna Hudson, Blymyer Engineering, 1829 Clairmont Ave., Alameda, CA 94501-1395
Files

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

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

Stid 4403

June 17, 1999

John Kawahara
Kawahara Nursery
698 Burnett Ave.
Morgan Hill, CA 95037

RE: Kawahara Nursery, at 16550 Ashland Ave., San Lorenzo, CA 94580

Dear Mr. Kawahara:

I have received and reviewed the "proposed plan for investigation of the soil/groundwater" dated June 14, 1999, regarding the above referenced site, submitted by Jeanna Hudson of Blymyer Engineering. I concur with the proposed plan in general. However, **please ensure the following are addressed:**

- Additional soil and grab groundwater sampling should be performed downgradient of the former underground storage tank (UST) per my discussion with Geanna Hudson. This is required in addition to the samples indicated in the above report.

- Per my previous letter, take several grab groundwater samples on the west and east side of the MW-3 well to ensure that the groundwater has not diverted due to geological formations and thus revealing a drastic reduction in the concentrations of the chemical constituents in MW-3 well. This has been addressed by the PSB-5, PSB-4, and PSB-3 samples.

Please modify and resubmit the plan accordingly to reflect the above required items by June 30, 1999.

Should you have any questions, or need additional time please call me at (510) 567-6876.

Sincerely,

Amir K. Gholami, REHS
Hazardous Materials Specialist

C: Jeanna Hudson, Blymyer Engineering, 1825 Clairmont Ave., CA 94501
Files

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

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

Stid 4403

June 2, 1999

Mr. & Ms. Kawahara
Kawahara Nursery
16550 Ashland Ave.,
San Lorenzo, CA 94580

RE: Kawahara Nursery, at 16550 Ashland Ave., San Lorenzo, CA 94580

Dear Mr. Kawahara:

I have received and reviewed the "Quarterly Groundwater Monitoring Report" dated April 13th, 1999, regarding the above referenced site, submitted by Geanna Hudson of Blymyer Engineering. I concur with additional soil sampling. However, please address the following:

- The soil sampling should be performed around the perimeter of the former underground storage tanks (USTs) rather than the proposed locations. You may choose to take the proposed samples in addition to the soil samples around the perimeter of the former tanks.

- Perform several grab groundwater samples on the west and east side of the MW-3 well to ensure that the groundwater has not diverted due to geological formations and thus revealing a drastic reduction in the concentrations of the chemical constituents in MW-3 well.

- As indicated in the report, more round of groundwater monitoring will be necessary to get a better picture of the status of the plume.

Please modify and resubmit the plan accordingly to reflect the above required items by June 21, 1999.

Please call me at (510) 567-6876, if you have any questions, or need additional time.

Sincerely,

Amir K. Gholami, REHS
Hazardous Materials Specialist

C: Jeanna Hudson, Blymyer Engineering, 1825 Clairmont Ave., CA 94501
Files

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

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

Stid 4403

May 18, 1999

Mr. & Ms. Kawahara
Kawahara Nursery
16550 Ashland Ave.,
San Lorenzo, CA 94580

RE: Kawahara Nursery, at 16550 Ashland Ave., San Lorenzo, CA 94580

Dear Mr. Kawahara:

I have just been informed, by Ms. Gina Hudson of Blymyer Engineering, that a report had already been sent to this office regarding the above referenced site. I have not received any document regarding the required report. As you are aware, this report was in regard to the implementation of the "workplan for Additional Site Characterization and Site Risk Classification" dated June 3, 1997. This plan called for an investigation to be performed at the above site regarding the removal of an underground storage tank (UST) and was to be implemented immediately per Amy Leech, and Brian Oliva's comments on June 6, 1997 and May 18, 1998 respectively.

In fact, I just informed Ms. Hudson that this office has not yet received the required report regarding the above referenced site. She informed me that she would be sending this office a copy of the report shortly.

Please send in a copy of this report immediately or by May 25th, 1999.

If you have any questions, or need additional time, please call me at (510) 567-6876.

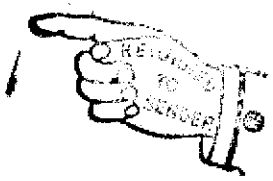
Sincerely,

Amir K. Gholami, REHS
Hazardous Materials Specialist

C: Jeanna Hudson, Blymyer Engineering, 1825 Clairmont Ave., CA 94501
Files

CC 4580

ALAMEDA COUNTY
HEALTH CARE SERVICES AGENCY
Environmental Health Services
Environmental Protection
1131 Harbor Bay Parkway
Alameda, CA 94502-6577



Jeanna Hudson
Blymyer Engineering
1825 Clairmont Ave.
Oakland, CA. 9[redacted]

NO SUCH NUMBER IN OAKLAND CA

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

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

Stid 4403

January 14, 1999

Mr. & Ms. Kawahara
Kawahara Nursery
16550 Ashland Ave.,
San Lorenzo, CA 94580

RE: Kawahara Nursery, at 16550 Ashland Ave., San Lorenzo, CA 94580

Dear Mr. Kawahara:

This office has assigned me to review the above referenced site. On June 6, 1997, Amy Leech of our office responded to a document submitted by Blymyer Engineering, your consultant, regarding the " workplan for Additional Site Characterization and Site Risk Classification" dated June 3, 1997. This plan called for an investigation to be performed at the above site in regard to the removal of an underground storage tank (UST). This plan was to be implemented immediately following Amy Leech's comments on June 6, 1997. On May 18, 1998 Brian Oliva of our office sent you a letter in which he also requested implementation of the previously approved plan.
To this date, this office has not received any indication that the pre-approved work plan has been implemented. **Please begin implementation of the work plan within 30 days from receipt of this letter.**

Please be advised that Chapter 6.7 of the Health and Safety Code Section 25299(b)(7) indicates that the underground tank owner is liable for civil penalty of $500.00 to $5000.00 per day for each day of violation for failure to perform required monitoring, testing, or reporting required pursuant to Section 25288 or 25289.

Please be aware that this case may be referred to the Alameda County District Attorney's office if the work does not begin within the time frame indicated above.

This is a formal request for technical information and hence any delays should be requested in writing.

If you have any questions, please call me at (510) 567-6876.

Sincerely,

Amir K. Gholami, REHS
Hazardous Materials Specialist

C: Jeanna Hudson, Blymyer Engineering, 1825 Clairmont Ave., CA 94501
Files

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

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

June 18, 1998

STID #4403

Ms. Jean Kawahara
16550 Ashland Avenue,
San Lorenzo, CA 93580

Subject: Kawahara Nursury, 16550 Ashland Avenue, San Lorenzo, CA 94580

Dear Ms. Kawahara:

This office has received a document from Bylmyer Engineers, your consultant of record, requesting an extension for the commencement of work at the site. The request stems from the fact that there has been difficulties receiving funding for *pre-approved* activities at the site from the Underground Storage Tank Cleanup Fund.

The request for extension is granted until July 18, 1998. However, if the pre-approval process is denied, the additional site characterization must continue. Please provide the necessary documents to you consultant immediately so as to preclude any further difficulties with the USTCP.

If you have any questions, please contact this office. The number is (510) 567-6737.

Sincerely,

Brian P Oliva

Brian P. Oliva, REHS, REA
Hazardous Materials Specialist

C: Jeanna Hudson, Blymyer Engineers Inc.

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

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

June 18, 1998

STID #4403

Ms. Jean Kawahara
16550 Ashland Avenue,
San Lorenzo, CA 93580

Subject: Kawahara Nursury, 16550 Ashland Avenue, San Lorenzo, CA 94580

Dear Ms. Kawahara:

This office has received a document from Bylmyer Engineers, your consultant of record, requesting an extension for the commencement of work at the site. The request stems from the fact that there has been difficulties receiving funding for *pre-approved* activities at the site from the Underground Storage Tank Cleanup Fund.

The request for extension is granted until July 18, 1998. However, if the pre-approval process is denied, the additional site characterization must continue. Please provide the necessary documents to you consultant immediately so as to preclude any further difficulties with the USTCP.

If you have any questions, please contact this office. The number is (510) 567-6737.

Sincerely,

Brian P Oliva

Brian P. Oliva, REHS, REA
Hazardous Materials Specialist

C: Jeanna Hudson, Blymyer Engineers Inc.

BLYMYER
ENGINEERS, INC.

ENVIRONMENTAL PROTECTION
98 JUN -5 PM 3:35

June 4, 1998
BEI Job 94015

Mr. Brian Oliva
Alameda County Health Care Services Agency
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

Subject: **Kawahara Nursery**
16550 Ashland Ave.
San Lorenzo, CA

Dear Brian:

On behalf of Kawahara Nursery (Kawahara), Blymyer Engineers, Inc. requests an extension of the deadline for commencement of work at the subject site. In a letter dated May 18, 1998, the Alameda County Health Care Services Agency (ACHCSA) requested implementation of the *Workplan for Additional Site Characterization and Site Risk Classification* within 30 days of the date on the letter (i.e. by June 18, 1998). We hereby request an extension of the deadline until July 18, 1998 in order to resolve an issue regarding reimbursement eligibility for the Underground Storage Tank Cleanup Fund (USTCF).

As you are aware, in order to maintain eligibility for reimbursement from the USTCF, Kawahara must submit costs to the USTCF prior to conducting field work. On June 23, 1997, Blymyer Engineers prepared a pre-approval package for Kawahara to submit to the USTCF. On the basis of a June 3, 1998 conversation with Kawahara, the USTCF apparently did not approve the costs for implementing the workplan. We have asked Kawahara to provide Blymyer Engineers with a copy of the letter from the USTCF so that we may help them resolve this issue.

We appreciate your consideration of this request to extend the deadline until July 18, 1998. If you wish to discuss this or other project matters, 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

cc: Ms. Jean Kawahara, Kawahara Nursery

1829 CLEMENT AVENUE ALAMEDA, CA 94501•1395 PHONE 510•521•3773 FAX 510•865•2594
3475 LENOX ROAD N.E. SUITE 400 ATLANTA, GA 30326 PHONE 404•467•1374 FAX 404•467•1374

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

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

STID#4403

May 18, 1998

Mr. & Ms. Kawahara
Kawahara Nursury
16550 Ashland Ave.,
San Lorenzo, CA 94580

Subject: **Kawahara Nursury, located at 16550 Ashland Ave., San Lorenzo, CA 94580**

Dear Mr. & Ms. Kawahara:

On June 6, 1997, this office responded to a document submitted by Blymer Engineers, your consultant of record, regarding the "*Workplan for Additional Site Characterization and Site Risk Classification*", dated June 3, 1997. The plan called for an investigation to be undertaken at the site related to the removal of an underground storage tank (UST). The work was to commence immediately, following implementation of comments made by Amy Leech, the former caseworker.

To this date, the investigation has not commenced. It will, therefore be necessary for you to initiate implementation of the previously approved plan *immediately*. I have spoken with your consultants and advised them of the necessity to continue the investigation at the site. Please begin work at the site within the next thirty (30) days. Please be advised that there are civil penalties for non-compliance with this request.

If you have any questions, please call this office at (510) 567-6737.

Sincerely,

Brian P. Oliva, REHS, REA
Hazardous Materials Specialist

C: Jeanna Hudson, Blymer Engineering, 1825 Clairmont Ave., Alameda, CA 94501
Bob Chambers, Alameda County Deputy District Attorney
files

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

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

STID#4403

May 18, 1998

Mr. & Ms. Kawahara
Kawahara Nursury
16550 Ashland Ave.,
San Lorenzo, CA 94580

Subject: **Kawahara Nursury, located at 16550 Ashland Ave., San Lorenzo, CA 94580**

Dear Mr. & Ms. Kawahara:

On June 6, 1997, this office responded to a document submitted by Blymer Engineers, your consultant of record, regarding the "*Workplan for Additional Site Characterization and Site Risk Classification*", dated June 3, 1997. The plan called for an investigation to be undertaken at the site related to the removal of an underground storage tank (UST). The work was to commence immediately, following implementation of comments made by Amy Leech, the former caseworker.

To this date, the investigation has not commenced. It will, therefore be necessary for you to initiate implementation of the previously approved plan *immediately*. I have spoken with your consultants and advised them of the necessity to continue the investigation at the site. Please begin work at the site within the next thirty (30) days. Please be advised that there are civil penalties for non-compliance with this request.

If you have any questions, please call this office at (510) 567-6737.

Sincerely,

Brian P. Oliva, REHS, REA
Hazardous Materials Specialist

C: Jeanna Hudson, Blymer Engineering, 1825 Clairmont Ave., Alameda, CA 94501
Bob Chambers, Alameda County Deputy District Attorney
files

Cal/EPA

State Water Resources Control Board

Division of Clean Water Programs

Mailing Address:
P.O. Box 944212
Sacramento, CA
94244-2120

2014 T Street,
Suite 130
Sacramento, CA
95814
(916) 227-0747
FAX (916) 227-4530

World Wide Web
http://www.swrcb.ca.gov/~cwphome/fundhome.htm

July 23, 1997

ENVIRONMENTAL PROTECTION

97 JUL 24 PM 2:46

Pete Wilson
Governor

Jean Kawahara
Kawahara Nursery, Inc.
16550 Ashland Avenue
San Lorenzo, CA 94580

PRE-APPROVAL OF CORRECTIVE ACTION COSTS, CLAIM NO. 9201, SITE ADDRESS: 16550 ASHLAND AVENUE, SAN LORENZO, CA

I have reviewed your request, received on July 7, 1997, for pre-approval of corrective action costs; I will place these documents in your file for future reference.

The total cost pre-approved as eligible for reimbursement for completion of the June 12, 1997 Revised Workplan for Additional Site Characterization and approved by Alameda County Health Care Services (County) is **$23,289**; see the table below for a breakdown of costs.

Be aware that this pre-approval does not constitute a decision on reimbursement: ***all reasonable and necessary*** *corrective action costs for work* ***directed and approved by the County*** *will be eligible for reimbursement per the terms of your Letter of Commitment at costs consistent with those pre-approved in this letter.*

All future costs for corrective action must be approved in writing by Fund staff. Future costs for corrective action must meet the requirements of Article 11, Chapter 16, Underground Storage Tank Regulations.

COST PRE-APPROVAL BREAKDOWN

Task	Amount Pre-Approved	Comments
Workplan	$0	The Fund cannot pre-approve these costs because the workplan has already been prepared.
Health & safety plan	872.50	
Abandonment of 2 monitoring wells	2,593	
Groundwater sampling	1,551	Including 15% markup on subcontractors.
Geophysical survey	1,344	
Geoprobe investigation	8,344	Including 15% markup.
Report/risk evaluation	1,635	
Quarterly monitoring events (2 quarters)	4,357	
Final groundwater sampling	2,592	
TOTAL PRE-APPROVED	**$23,289**	

The actual costs and scope of work performed must be consistent with the pre-approval for it to remain valid, and the work products must be acceptable to the County and Regional Board.

Please Note: All future corrective action work must be supported by at least three bids. Once the workplan for the new scope of work is approved by the County, you can then use the workplan as a basis for obtaining at least three competitive bids. After acquiring the bids, you may then request pre-approval from the Fund.

Please remember that it is still necessary to submit the actual costs of the work as explained in the Reimbursement Request Instructions to confirm that the costs are consistent with this pre-approval before you will be reimbursed. ***To make this easier, insure that your consultant prepares his invoices to match the format of the original estimate, and provides reasonable explanations for any changes made in the scope of work or increases in the costs.*** *When the invoices are submitted you must include copies of all:*

- *subcontractor invoices,*
- *technical reports, when available, and*
- *applicable correspondence from the County.*

Please call if you have any questions; I can be reached at (916) 227-0747.

Sincerely,

Linda Sanborn

Linda Sanborn, Associate Governmental Program Analyst
Technical Review Unit
Underground Storage Tank Cleanup Fund

Enclosure

cc: Amy Leech ✓
Alameda County Health Care
Services Agency
1131 Harbor Bay Parkway, Ste. 250
Alameda, CA 94502-6577

#4403
ALL

Cal/EPA

Pete Wilson
Governor

State Water Resources Control Board

Division of Clean Water Programs

Mailing Address:
P.O. Box 9444212
Sacramento, CA
94244-2120

2014 T Street,
Suite 130
Sacramento, CA
95814
(916) 227-4307
FAX (916) 227-4530

World Wide Web
http://www.swrcb.ca.gov/~cwphome/fundhome.htm

JUL 16 1997

Sam Kawahara
Kawahara Nursery Inc
16550 Ashland Ave
San Lorenzo, CA 94580

UNDERGROUND STORAGE TANK CLEANUP FUND, CLAIM NO. 9201, FOR SITE ADDRESS: 16550 ASHLAND AVE, SAN LORENZO 94580

The State Water Resources Control Board (State Board) is able to issue, pursuant to applicable regulations, the enclosed Letter of Commitment (LOC) in an amount not to exceed $37,000. This LOC is based upon our review of the corrective action costs you reported to have incurred to date. The LOC may be modified by the State Board.

It is very important that you read the terms and conditions listed in the enclosed LOC. Claims filed with the Underground Storage Tank Cleanup Fund far exceed the funding available and it is very important that you make use of the funding that has been committed to your cleanup in a timely manner.

Consequently, if you do not submit your first reimbursement request for corrective action costs which you have incurred within ninety (90) calendar days from the date of this letter, your funds will automatically be deobligated. Once deobligated, any future funds for this site will be obligated subject to availability of funds at such time when we receive your reimbursement request.

You are reminded that you must comply with all regulatory agency time schedules and requirements and you must obtain three bids for any required corrective action. Only corrective action costs *required* by the regulatory agency to protect human health, safety and the environment can be claimed for reimbursement. **Unless waived in writing, you are required to obtain *preapproval of costs* for all future corrective action work (form enclosed).** If you have any questions on obtaining preapproval of your costs or the three bid requirement, please call Steve Marquez, our engineer assigned to claims in your Region, at (916) 227-0746. Failure to obtain preapproval of your future costs may result in the costs not being reimbursed.

The following documents needed to submit your reimbursement request are enclosed:

- "Reimbursement Request Instructions" package. **Retain this package for future reimbursement requests**. These instructions must be followed when seeking reimbursement for corrective action costs incurred after January 1, 1988. Included in the instruction package are samples of completed reimbursement request forms and spreadsheets.

JUL 16 1997

- "Bid Summary Sheet" to list information on bids received which **must be completed and returned**.
- "Reimbursement Request" forms which you **must use to request reimbursement of costs incurred**.
- "Spreadsheet" forms which you **must use in conjunction with your reimbursement request**.
- "Claimant Data Record" (Std. Form 204) which **must be completed and returned with your first reimbursement request.**

We continuously review the status of all active claims. If you do not submit a reimbursement request or fail to proceed with due diligence with the cleanup, we will take steps to withdraw your LOC.

If you have any questions regarding the enclosed documents, please contact Anna Torres at (916) 227-4388.

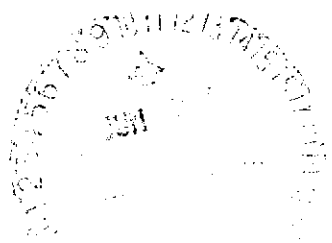
Sincerely,

Dave Deaner, Manager
UST Cleanup Fund Program

Enclosures

cc: Mr. Thomas Peacock
Alameda County EHD
1131 Harbor Bay Pkway, 2nd Fl.
Alameda, CA 94502-6577

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director



StId 4403/lop
June 6, 1997

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

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

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

DETAILED REVIEW CHECK LIST
Page 3

Claim No: 9201 **Claimant Name:** Kawahara Nurseries

COMPLIANCE DOCUMENTATION

DATE	ACTION/RESPONSE
12/92	One 2K gal UST was removed. (Diesel tank)
1/21/93	County prepared a Preliminary Site Assessment
5/93	PSA Phase I Subsurface Investigation Workplan
8/93	County approved the workplan. County received a Report of the above investigation. Installed 3 three groundwater monitoring wells. Soil samples were collected from MW's during drilling at 5-foot intervals to a depth of approx 20 feet bgs. One GW sample was collected from each well. Petroleum hydrocarbons was detected in the soil sample collected from monitoring well MW-3 at 15 feet bgs. Minor concentrations of petroleum hydrocarbons were detected in the soil sample collected from MW-2 at 5 ft bgs. No petroleum hydrocarbon concentrations detected in samples from MW-1. GW sample from MW-3 contained 120,000 micrograms per liter ug/L of TPH-g, 170,000 ug/L of TPH-d, 4,600 ug/L of benzene, 8,400 ug/L of toluene, 2,100 ug/L of ethylbenzene, and 27,000 ug/L of total xylenes. [redacted] of TPH-d and TPH-g and BTEX were not detected in concentrations above the analytical method reporting limits in GW samples collected from MW-1 and MW-2.
	County questioned detection of TPH-g since the UST removed contained diesel. Claimant

CONFIRMATION OF CORRECTIVE ACTION COMPLIANCE

- [X] Claimant in Corrective Action Compliance
- [ ] Claimant NOT in Corrective Action Compliance
- [ ] Claimant NOT in Corrective Action Compliance - Recommend Rejection

FROM: Post-it® Fax Note 7671 — To: Amy Leech — Co./Dept.: Alameda County — Phone #: (510) 567-6755 — Fax #: (510) 337-9335

TO: Date: 5/5/97 — # of pages: 4 — From: Cheryl Gordon — Co.: Cleanup Fund — Phone #: (916) 227-4539 — Fax #: (916) 227-4530

5-6-97
LEAD AGENCY SIGNATURE — DATE

Cheryl Gordon 5-5-97
CLAIMS REVIEWER SIGNATURE — DATE

USTCF025.DET (Rev 1/95)

faxed to Cheryl on 5/6/97

DETAILED REVIEW CHECK LIST

Page 4

Claim No: 80972.01	Claimant Name:

COMPLIANCE DOCUMENTATION (Continued)

DATE	ACTION/RESPONSE
X	informed County that a gasoline UST was located at the site before the diesel UST about 40 years ago. Claimant did not own the gas tank. Application lists acquisition date as 1970.
9/93	County requested a workplan to delineate the extent of the on-site contamination plume and to determine whether there are any off-site contributing sources.
11/23/93	County issued a NOV for non-submittal of above requested workplan.
1/20/94	County issued a second NOV for non-submittal of workplan.
3/.../94	County stated Subsurface Investigation Workplan County accepted. Work to be implemented by April 9th 1994.
5/11/94	County received Subsurface Investigation Status Report to collected depth-to-water measurements from existing monitoring wells before and after disengagement of the irrigation well pump to estimate the radius of influence of the irrigation well pump. Collected soil samples from monitoring wells and irrigation well. Collected one discrete soil sample from stockpiled soil stored on the bermed pad on site. Investigation results show irrigation well is drawing from a deeper aquifer than the on-site monitoring wells and is not influencing the migration of the shallower groundwater plume observed in MW-3. Elevated levels of TPH-g and TPH-d and BTEX persist in MW-3. Elevated levels of soil contamination appear on the bermed soil stockpiled in MW-3 at approx 15 ft bgs.
5/15/94	County requested a summary workplan for further delineation of the observed soil and gw contamination.
6/10/94	County received and approved workplan. County requested documentation for the disposal of soil in the Investigation report.
10/12/94	Consultant requested an extension for submittal of report due to access difficulties. County granted extension.
12/6/94	Received Subsurface Investigation Report

DETAILED REVIEW CHECK LIST

[redacted]

Claim No: 00920	Claimant Name: Kawahara

COMPLIANCE DOCUMENTATION (Continued)

DATE	ACTION/RESPONSE
2/2/95	See attached County Notes to file regarding 12/94 report.
2/3/95	County directed Edmund to immediately begin quarterly monitoring of all on-site monitoring wells.
5/12/95	County Reviewed 1st QMR 1995. GW has been sampled for 4 quarters (6/93 - 3/95). Need a gw investigation around MW-3.
5/31/95	County requested workplan to identify the source and delineate the extent of contamination in soil and gw in the vicinity of MW-3. Requested manifests for disposal of the stockpiled soil.
8/17/95	Meeting notes w/Reg. Board. Irrigation well WW-1 should be sampled 2 times/year. Investigate GW in the northwest residential area down gradient from MW-3. Eliminate sampling of MW-1 and MW-2, and consider reducing sampling of MW-4 and MW-5. Per discussion between Claimant and County a 1,000 gallon Unleaded gas tank was located next to MW-3 and was removed sometime in the past.
12/26/95	County letter to Claimant: Reduce sampling frequencies for MW-4 and MW-5 to semi-annual basis. Eliminate sample collection from MW-1 and MW-2. TPH-d has not been detected in any of the GW samples collected from MW-1 through MW-5. Continue to analyze GW for TPH-G and BTEX and discontinue ~~the~~ analyses for TPH-D. Submit manifests for disposal of soil & more recent sampling data for the soil. Submit a W/P for delineating the extent of soil and gw contamination in the vicinity of MW-3. (Location of former gasoline UST).
1/3/96	County received a copy of the transport and disposal manifest documentation for the diesel fuel impacted soil formerly stockpiled at the site.
1/14/97	Work plan not in files. No recent directives issued.

DETAILED REVIEW CHECK LIST

Claim No: 009201	Claimant Name: Kawahara Nursery Inc.

COMPLIANCE DOCUMENTATION (Continued)

DATE	ACTION/RESPONSE
3/5/97	Haz Mat Specialist in Alameda County agrees to sign off for work that claimant has already done.

KAWAHARA NURSURY STID# 4403
16550 ASHLAND AVENUE
SAN LORENZO, 580

SITE IN NEED OF ACTION. HAVE SPOKEN WITH THE CONSULTANT RECENTLY, THE RP NEEDS TO TAKE ACTION/SEE LAST LETTER AND CONTACT THE CONSULTANT. FUNDING REQUEST DENIED BY SWQCB DUE TO RP

[redacted]
14550 WASHINGTON AVE
SAN LEANDRO, 578
[redacted]

NEEDS ACTION NEVER WENT TO THE SITE
[redacted]

BLYMYER ENGINEERS, INC.

May 2, 1997
BEI Job 94015

Ms. Amy Leech
Alameda County Health Care Services Agency
1131 Harbor Bay Parkway
Alameda, CA 94502-6577

Subject: **Subsurface Investigation**
Kawahara Nursery
16550 Ashland Ave.
San Lorenzo, CA

Dear Amy:

Blymyer Engineers, Inc., on behalf of Kawahara Nursery, Inc., requests an extension of the deadline date for the submittal of the workplan requested by the Alameda County Health Care Services Agency to delineate petroleum hydrocarbon contaminated soil and groundwater in the vicinity of monitoring well MW-3 at the above referenced site.

Blymyer Engineers is in the process of reevaluating the site information to determine the feasibility of applying natural attenuation remediation or Risk Based Corrective Action (RBCA) at this site. The new proposed workplan submittal date is May 30, 1997. Blymyer Engineers will be working closely with the State Cleanup Fund for this project and therefore, all future site investigation and/or remediation costs will be submitted to the Fund prior to implementation for reimbursement preapproval. The preapproval process with the Fund could effectively slow the implementation process down, however, as per your request Blymyer Engineers proposes to submit, at least a status report of the additional investigative activities by June 27, 1997.

Please call me at (510) 521-3773 with any questions or comments.

Sincerely,

Blymyer Engineers, Inc.

By: Laurie A. Buckman
Laurie A. Buckman
Project Geologist

cc: Ms. Jean Kawahara, Kawahara Nursery, Inc.

lb:\94015\ext.let2

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

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

StId 4403/lop

April 8, 1997

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

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

Dear Mr. and Mrs. Kawahara:

This office has recently completed a review of the case file for the subject site. Our letter to you dated December 26, 1995 (copy attached), requested the submittal of the final draft of a work plan to delineate the extent of soil and groundwater contamination in the vicinity of groundwater monitoring well MW-3. To date, we have not received the requested work plan. In addition, quarterly reports have not been submitted to this office since October 6, 1995.

Please submit the requested work plan and overdue quarterly reports to this office no later than April 30, 1997. In addition, the San Francisco Bay RWQCB's *Interim Guidance on Required Cleanup at Low-Risk Fuel Sites* (copy attached) and the ASTM E1739-95 document entitled *Standard Guide for Risk-Based Corrective Action (RBCA) Applied at Petroleum Release Sites* should be used to evaluate this site and to assist in developing future work plans and corrective action.

Please be aware that in order to be eligible for reimbursement through the State Cleanup Fund, you must be in compliance with County requirements. This is a formal request for a work plan pursuant to **Section 2722 (c)(d) of Title 23 California Code of Regulations.** Any extensions of the stated deadlines, or modifications of the required tasks, must be confirmed in writing by either this agency of RWQCB.

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

Sincerely,

Amy Leech
Hazardous Materials Specialist

ATTACHMENTS

c: Attn: Laurie Buckman, Blymyer Engineers, Inc., 1829 Clement Ave., Alameda CA 94501-1395
w/attachments
ALL- File

BLYMYER
ENGINEERS, INC.

January 3, 1996
BEI Job No. 94015

Ms. Amy Leech
Alameda County Health Care Services Agency
1131 Harbor Bay Parkway
Alameda, CA 94502-6577

Subject: **Soil Disposal Documentation**
Kawahara Nursery, Inc.
16550 Ashland Avenue
San Lorenzo, California

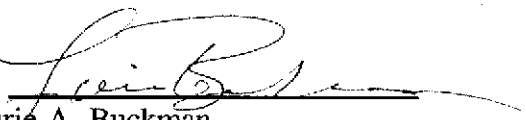
Dear Amy:

As per your request, dated December 26, 1995, Blymyer Engineers, Inc. is pleased to present the transport and disposal manifest documentation for the diesel fuel impacted soil formerly stockpiled at the above-referenced site. The transportation and disposal of the soil was arranged by Decon Environmental Services, Inc. The soil was transported from the site by E.J. Pipes Trucking to Decon's landfill facility located at 23490 Conneticut, Hayward, California.

Please call me with any questions or comments regarding this documentation.

Sincerely,

Blymyer Engineers, Inc.

By: 
Laurie A. Buckman
Project Geologist

Enclosure

cc: Jean Kawahara, Kawahara Nursery, Inc.

lb:\94015\disp.doc

1829 CLEMENT AVENUE ALAMEDA, CA 94501•1395 PHONE 510•521•3773 FAX 510•865•2594
3475 LENOX ROAD N.E. SUITE 400 ATLANTA, GA 30326 PHONE 404•238•0550 FAX 404•238•0553

P.U.C. 102-421

E.J. PIRES TRUCKING

275 LEO AVENUE
SAN JOSE, CA 95112
Phone 279-8775

NO. 6240

DATE 7-24-95

TRUCK NO. 245 TRAILER NO. NO. CU. YDS. 5

UNDERLYING CARRIER R.M. CROSETTI TRANS HOURLY RATE NOTICE NO. & DATE

RECEIVED FROM (CONSIGNOR)	DELIVERED TO (CONSIGNEE)
BACHARD NURSERY	Akron Enviro.
ADDRESS 16650 Ashland Ave	ADDRESS 23490 Connecticut
CITY San Lorenzo Ca.	CITY Hayward, Ca.

NAME AND ADDRESS OF DEBTOR (IF OTHER THAN CONSIGNOR) JOB NO.

(ZONE RATES ONLY) FOR USE WITH DISTANCE OR ZONE RATES (DISTANCE RATES ONLY)

PRODUCTION AREA — ORIGIN 16550 Ashland — DISTANCE IN MILES

DELIVERY AREA — DESTINATION Soil TREATMENT FACILITY

	SCALE TAG NO.	WEIGHT	LOADING ARRIVE	LOADING DEPART	UNLOADING ARRIVE	UNLOADING DEPART
1		5YDS	8:20	1:00		
2						
3						
4					5	
5						
6						
7						
8						
9		4 Hours	Waiting			
10						
11						
12						

TYPE OF EQUIPMENT: ☒ TRUCK ☐ SEMI END ☐ SEMI BOTTOM ☐ TRACTOR ☐ TRANSFER ☐ OTHER

NUMBER OF AXLES 3 — IF NO TRAILER CHECK HERE ☒ — REPORTING TIME

COMMODITY TRANSPORTED CONTAMINATED SOIL — REPORTING LOCATION San Lorenzo

	START TIME	END TIME	RUNNING TIME
LAST TRIP			

REMARKS 1/2 Clean Fuel

DEBTOR AGREES TO PAY ANY LEGAL FEES—COURT COSTS FOR COLLECTION OF DELINQUENT ACCOUNTS. LEGAL RATE OF INTEREST WILL BE CHARGED FOR ALL PAST DUE ACCOUNTS. RECEIVED IN GOOD ORDER BY AUTHORIZED REPRESENTATIVE

X

DRIVER'S SIGNATURE

TOTAL TONS:	
OVERALL TIME	
MEAL AND BREAKDOWN DEDUCTIONS	
NET CHARGEABLE TIME	
APPLICABLE HOURLY RATE	
RATE IN CENTS PER TON	
ACCESSORIAL CHARGES	
TOTAL	

WE MAKE ALL DELIVERIES INSIDE CURB AND ON LOT AT CUSTOMER'S RISK ONLY AND ACCEPT NO RESPONSIBILITY FOR DAMAGES RESULTING FROM SUCH DELIVERY.

PUC REQUIRES PAYMENT FOR THESE CHARGES NOT LATER THAN THE 15TH OF THE FOLLOWING MONTH.

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

RAFAT A. SHAHID, DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6777

StId 4403

December 26, 1995

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

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

Dear Mr. and Mrs. Kawahara:

This office has recently reviewed Blymyer Engineers' (Blymyer) Quarterly Groundwater Monitoring Report for Third Quarter 1995, dated October 6, 1995, and Blymyer's proposal for Additional Subsurface Investigations, dated July 14, 1995. In addition per your request during our October 18th meeting, I reviewed the case file regarding the fate of stockpiled soil from the diesel tank removal that occurred at your site in December 1992.

Groundwater Quarterly Monitoring

This office concurs with Blymyer's recommendation to reduce the sampling frequency for monitoring wells MW-4 and MW-5 to a semi-annual event and to eliminate sample collection from monitoring wells MW-1 and MW-2. Monitoring wells MW-1 and MW-2 were installed in June 1993 and are located cross-gradient from the former diesel tank. Groundwater has been sampled and analyzed from MW-1 and MW-2 for five quarters. TPH as gasoline, TPH as diesel, and BTEX have not been detected in groundwater samples collected from MW-1 and MW-2 since the wells were installed.

It does not appear that TPH as diesel has significantly impacted groundwater at this site. To date, TPH as diesel has not been detected in any of the groundwater samples collected from monitoring wells MW-1 through MW-5. **Continue to analyze groundwater for TPH as gasoline and BTEX and discontinue analyses for TPH as diesel.**

Fate of Diesel Impacted Stockpiled Soil

Per your request, I reviewed the case file regarding the fate of stockpiled soil at your site. When the diesel tank was excavated in December 1992, excavated soil from the tank pit was separated into two piles, pile ST-1 and pile ST-2. You were given authorization to reuse soil from ST-2, since analytical results from this pile was non-detect for TPH as diesel. However, as of August 1993, soil sampled from ST-1 was at 25 ppm TPH as diesel which is above the allowable concentrations for reuse at the site. You had indicated that you were making arrangements to dispose of this soil off-site. (See attached letters dated May 18, 1994 and May 31, 1995.) Please submit manifests for disposal for this soil or more recent sampling data for soil from pile ST-1.

Soil and Groundwater Investigations in the Vicinity of MW-3

Elevated levels of TPH as gasoline and BTEX continue to be detected in groundwater samples collected from monitoring MW-3. You indicated during our meeting on October 18, 1995, that a 1,000 gallon gasoline underground storage tank (UST) was located next to monitoring well MW-3 but was removed some time ago. If you are able to pinpoint the exact location of this former tank, then the proposed geophysical survey could possibly be eliminated from the proposed work plan for delineating the extent of soil and groundwater contamination in the vicinity of monitoring well MW-3.

This office concurs with Blymyer's proposal to use Geoprobe to collect soil and groundwater samples to assist in delineating the extent of soil and groundwater contamination in the northwest corner of the subject property. Information obtained from the Geoprobe study will also assist in determining if removal of contaminated soil is appropriate and/or proper location(s) for additional monitoring well(s).

Please submit to this office a final draft of the required work plan for delineating the extent of soil and groundwater contamination in the vicinity monitoring well MW-3 (location of the former gasoline UST) no later than February 1, 1996.

If you have questions or need additional information, please call me at (510)567-6755.

Sincerely,

Amy Leech
Hazardous Materials Specialist

ATTACHMENT

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

Gordon Coleman-File(ALL)

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

RAFAT A. SHAHID, DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6700

StId 4403

October 18, 1995

Ms. Jean Kawahara
Kawahara Nursery, Inc.
16550 Ashland Ave
San Lorenzo CA 94505

Subject: Kawahara Nursery, Inc., 16550 Ashland Ave., San Lorenzo, CA

Dear Ms. Kawahara:

Please find attached the original copy of the Proposal for Additional Subsurface Investigation, dated July 14, 1995, by Blymyer Engineers, Inc.. I made a copy of this proposal for our files per your request. As we discussed during our meeting today, I will contact you next week after I have had the opportunity to review this proposal and the case file records regarding the fate of soil from the diesel tank excavation that occurred in December 1992.

In addition as we discussed, I will contact Laurie Buckman with Blymyer to discuss the July 14th proposal in light of the information you provided me regarding a 1,000 gallon unleaded gasoline underground storage tank which you indicated was located next to monitoring well MW-3 and was removed from the subject site sometime in the past.

It was nice meeting with you. Please call me at (510)567-6755 if you have questions or concerns.

Sincerely,

Amy Leech
Hazardous Materials Specialist

ATTACHMENT

c: Acting Chief of Environmental Protection - **File(ALL)**

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

RAFAT A. SHAHID, DIRECTOR
DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6700

May 31, 1995

Sam Kawahara
Kawahara Nursery
16550 Ashland Ave
San Lorenzo CA 94580

StId 4403

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

Dear Mr. Kawahara:

This office has recently reviewed Blymyer Engineers' (Blymyer) Quarterly Groundwater Monitoring Report for First Quarter 1995, dated April 17, 1995.

Because contaminant levels continue to be identified at very elevated levels from monitoring well MW-3, **you are required to submit a work plan that proposes to identify the source and delineate the extent of contamination in soil and groundwater in the vicinity of MW-3 within 60 days from the date of this letter.**

As stated in our letters to you dated August 10, 1994 and February 3, 1995, all monitoring wells at your site must be surveyed to an established bench mark (i.e. mean sea level), with an accuracy of 0.01 foot. It is my understanding that you currently have stockpiled soil at your site, and that this soil was analyzed in June 1993. Analytical results identified 25 parts per million (ppm) Total Petroleum Hydrocarbon as Diesel (TPHd). Per our conversation on May 24, 1995, you indicated you intend to dispose of this soil at Vasco landfill. Enclosed are "Waste Acceptance Guidelines" for Vasco for your reference. **Please include confirmation of the well survey and the manifests for disposal of the stockpiled soil in the required work plan.**

Please continue quarterly monitoring and sampling the monitoring wells at your site. If you have questions or need additional information, please do not hesitate to call me at (510)567-6755.

Sincerely,

Amy Leech
Hazardous Materials Specialist

ATTACHMENT

c: Laurie Buckman
Blymer Engineers
1829 Clement Ave
Alameda CA 94501-1395

Acting Chief of Environmental Protection - File(ALL)

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program

StId 4403

CC4530

Alameda County
Environmental Protection Division
1131 Harbor Bay Parkway, Room 250
Alameda CA 94502-6577

February 3, 1995

Sam Kawahara
Kawahara Nursery
16550 Ashland Ave.
San Lorenzo, CA 94580

Subject: Blymyer's Subsurface Investigation Report and required investigations for Kawahara Nursery, located at 16550 Ashland Ave., San Lorenzo, CA

Dear Mr. Kawahara:

This office has reviewed Blymyer Engineers' (Blymyer) Subsurface Investigation Letter Report, dated December 16, 1994.

Significant contamination was, again, identified in the water samples collected from monitoring well (MW-3), located at the southwest corner of the Lath House. Benzene, a known carcinogen, was as high as 3,600 parts per billion (ppb) in the ground water at this location. However, this recent subsurface study did not reveal the source of the contamination found at MW-3. Although, it does appear that the source originates within your property, since contaminants were found to be non-detectable in the current upgradient monitoring well (MW-4). Further investigation as to the source of contamination found at MW-3 is warranted.

In our letters dated January 27, 1993 and August 10, 1994, you were directed to commence routine quarterly monitoring of all on-site monitoring wells. The recent sampling events did not include MW-1 and MW-2. Please be aware that failure to collect this data undermines efforts to accurately delineate the direction and extent of contaminant migration. **You are directed to immediately begin quarterly monitoring of all on-site monitoring wells. A report of each quarterly monitoring event is due to this office the first day of the second month of each subsequent quarter until this site qualifies for final RWQCB "sign-off".**

It is not clear whether monitoring wells on site have been surveyed to an established bench mark. **All monitoring wells are to be surveyed to an established bench mark (i.e. mean sea level), with an accuracy of 0.01 foot.**

Reports at nearby sites indicate that regional ground water flow directions have varied greatly. **It appears that one or two additional rounds of quarterly monitoring data should be collected to assist in determining the source of contamination and the contaminant plume boundaries at this site. After this data is collected, you will be directed to submit a work plan to further delineate the source and extent of contamination.**

This office has recently received information to indicate that gasoline, as well as diesel, may have been stored in the former 5,000-gallon underground storage tank (UST) removed from the site in 1992, and that, two gasoline USTs may have been located on the property south of Ano Street, between MW5 and MW3. Unless other possible sources of contamination are brought to our attention, it appears future soil and ground water investigations should include these areas.

Lastly, please submit to this office within 30 days manifests for disposal for the former 5,000-gallon UST and the excavated soil associated with this tank.

We have enclosed a brochure which describes the Petroleum Underground Storage Tank Cleanup Fund for your review. This office encourages you to apply.

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

Sincerely,

Amy Leech

encl.

cc: Laurie Buckman
1829 Clement Ave.
Alameda, CA 94501-1395

Ed Howell

BLYMYER
ENGINEERS, INC.

October 13, 1994
BEI Job 94015

Ms. Juliet Shin
1131 Harbor Bay Parkway, 2nd Floor
Alameda, CA 94502

Subject: **Subsurface Investigation**
Kawahara Nursery
16550 Ashland Ave.
San Lorenzo, CA

Dear Juliet:

Blymyer Engineers, Inc., on behalf of Kawahara Nursery, Inc., requests an extension in the deadline date for the submittal of a letter report detailing the subsurface investigation completed at the above referenced site. Due to site access difficulties, Blymyer Engineers was unable to complete the subsurface investigative activities within the proposed schedule detailed in the *Revised Subsurface Investigation Letter Workplan*, dated August 4, 1994, submitted by Blymyer Engineers.

Blymyer Engineers completed a soil gas survey at the site on October 3, 1994, and is scheduled to installed the proposed groundwater monitoring wells the week of October 24, 1994. Therefore, additional time will be necessary to collect and evaluate the analytical results and prepare a final letter report. Blymyer Engineers requests a revised submittal date of December 15, 1994.

Please call me at (510) 521-3773 with any questions or comments.

10/17/94
Not Acceptable to this office.
- Juliet Shin

Sincerely,

Blymyer Engineers, Inc.

By:
Laurie A. Buckman
Project Geologist

cc: Mr. Sam Kawahara, Kawahara Nursery, Inc.

(510)521-3773 • 1829 Clement Avenue, Alameda, California 94501-1395 • FAX (510)865-2594

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

RAFAT A. SHAHID, Assistant Agency Director

Alameda County CC 4580
Health Care Services Agency
Dept. Of Environmental Health
1131 Harbor Bay Pkwy 2nd Flr.
Alameda, CA 94502-6577

August 10, 1994

Mr. Sam Kawahara
Kawahara Nursery
16550 Ashland Ave.
San Lorenzo, CA 94580

STID 4403

Re: Work plan for investigations at Kawahara Nursery, located at 16550 Ashland Ave., San Lorenzo, California

Dear Mr. Kawahara,

This office has reviewed Blymyer Engineers' (Blymyer) work plan, dated July 28, 1994, and amended work plan, dated August 4, 1994. The amended work plan is acceptable to this office. Please be reminded to wait a minimum of 24 hours after developing the proposed monitoring wells before collecting ground water samples. Additionally, please be reminded to include the documentation for the disposal of soil to Vasco Road in the next investigation report.

You are currently delinquent in the submittal of quarterly ground water monitoring reports. The last quarterly ground water monitoring event at the site was conducted in March 1994. It is the understanding of this office that **all** the site's monitoring wells will be sampled following installation of the three additional wells.

Please be reminded that the new wells shall also be surveyed to an established benchmark. Details of the survey shall be included in the investigation report.

Per the amended work plan, a report documenting the soil gas survey, well installations, and ground water sampling will be submitted **within 90 days of the approval of the work plan, or by November 2, 1994.**

If you have any questions or comments, please contact me at (510) 567-6763.

Sincerely,

Juliet Shin
Hazardous Materials Specialist

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

[redacted]

BLYMYER
ENGINEERS, INC.

July 20, 1994
BEI Job 94015

HAZMAT
94 JUL 22 PM 2:05

Ms. Juliet Shin
1131 Harbor Bay Parkway, 2nd Floor
Alameda, CA 94502

Subject: Subsurface Investigation
Kawahara Nursery
16550 Ashland Ave.
San Lorenzo, CA

Dear Juliet:

Blymyer Engineers, Inc., on behalf of Kawahara Nursery, Inc., requests and extension in the deadline date for the submittal of a summarized workplan to complete a subsurface investigation at the above referenced site. Blymyer Engineers requests a revised workplan submittal date of August 18, 1994.

Please call me at (510) 521-3773 with any questions or comments.

Sincerely,

Blymyer Engineers, Inc.

By: _____
Laurie A. Buckman
Project Geologist

cc: Mr. Sam Kawahara, Kawahara Nursery, Inc.

lb:\94015\ext.let

(510) 521-3773 • 1829 Clement Avenue, Alameda, California 94501-1395 • FAX (510) 865-2594

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

Edgar Howell-File(JS)

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
80 Swan Way, Rm 200
Oakland, CA 94621
(510) 271-4530

May 18, 1994

Mr. Sam Kawahara
Kawahara Nursery
16550 Ashland Ave.
San Lorenzo, CA 94580

STID 4403

Re: Blymyer's Status Report for Kawahara Nursery, located at 16550 Ashland Ave., San Lorenzo, California

Dear Mr. Kawahara,

This office has received and reviewed Blymyer's Subsurface Investigation Status Report, dated April 29, 1994. According to the investigation results and the well log for the irrigation well, it appears that this irrigation well is drawing from a deeper aquifer than the on-site monitoring wells and is not influencing the migration of the shallower ground water contaminant plume observed in Well MW-3. It appears that there is a clay layer, approximately 10 feet thick, which separates the shallower aquifer, which is screened by the on-site monitoring wells, from the deeper aquifer, which is screened by the irrigation well. Therefore, it appears that pumping of this irrigation well may continue at the site.

Per the latest ground water sampling results, collected on March 28, 1994, elevated levels of Total Petroleum Hydrocarbons as gas and diesel and benzene, toluene, ethylbenzene, and xylenes persist in Well MW-3. Additionally, elevated levels of soil contamination appear to be situated in the gravel lense observed in Well MW-3, at approximately 15 feet below ground surface, per the soil sample results collected in June 1993. Further delineation of the observed soil and ground water contamination is required. Blymyer has proposed to conduct a soil gas survey and install three additional monitoring wells at the site in order to locate the source of the observed contamination and delineate the extent of soil and ground water contamination. This proposal is acceptable to this office. A summary work plan outlining the details of this work is due to this office within **60 days** of the date of this letter.

Please be reminded that as part of the required investigations, you will be required to address the delineation of the diesel soil contamination observed in the tank pit during the tank removal, at 5,000 ppm.

Per my conversation with Laurie Buckman, Blymyer, on May 18, 1994, the stockpiled soil will be disposed of off site. Please be reminded to submit the documentation for the soil disposal after hauling off site.

If you have any questions or comments, please contact me at (510) 271-4530.

Sincerely,

Juliet Shin
Hazardous Materials Specialist

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

Edgar Howell-File(JS)

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
80 Swan Way, Rm 200
Oakland, CA 94621
(510) 271-4530

March 14, 1994

Mr. Sam Kawahara
Kawahara Nursery
16550 Ashland Ave.
San Lorenzo, CA 94580

STID 4403

Re: Work plan for 16550 Ashland Avenue, San Lorenzo, California

Dear Mr. Kawahara,

This office has reviewed Blymyer's revised work plan, dated March 10, 1994. This work plan is acceptable to this office. The work plan must be implemented **within 30 days** of the date of this letter. A report documenting the work, and a second work plan including the proposal of additional monitoring wells, shall be submitted to this office **within 45 days** after completing field activities.

If you have any questions or comments, please contact me at (510) 271-4530.

Sincerely,

Juliet Shin
Hazardous Materials Specialist

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

Edgar Howell-File(JS)

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
80 Swan Way, Rm 200
Oakland, CA 94621
(510) 271-4530

November 22, 1993

Mr. Sam Kawahara
Kawahara Nursery
16550 Ashland Avenue
San Lorenzo, CA 94580

STID 4403

Re: 16650 Ashland Avenue, San Lorenzo, California

NOTICE OF VIOLATION

Dear Mr. Kawahara,

One 5,000-gallon diesel underground storage tank was removed from the above site in December 1992. Soil samples collected from beneath this tank in native soil identified upto 5,000 parts per million (ppm) Total Petroleum Hydrocarbons as diesel (TPHd). Consequently, on June 10, 1993, Blymyer Engineers installed and sampled three monitoring wells (MW1 through MW3) at the above site. The ground water sample collected from Well MW-3 identified very elevated levels of TPH as gasoline at 120,000 parts per billion (ppb), TPHd at 170,000 ppb, and elevated levels of benzene, toluene, ethylbenzene, and xylenes (BTEX).

In a letter dated August 27, 1993, this office required that you submit a work plan addressing the further delineation of the ground water contamination at the above site. Additionally, this office requested that you submit more information regarding use of the on-site irrigation well and how the pumping of this well may influence the site's ground water gradient flow. This work plan was due by October 30, 1993. To this date, this office has not received a work plan or any communications as to the status of the work plan.

Per my conversation with you on November 22, 1993, you stated that Blymyer Engineers was currently working on the preparation of the work plan. I contacted Blymyer Engineers and they were not aware of having established any agreement with you to do any further work.

You are required to submit the required work plan within 45 days of the date of this letter. This is a formal request for

technical reports pursuant to **Section 2722, Article 11, Title 23 California Code of Regulations.** Any extensions or modifications of the required task must be approved by this office or the Regional Water Quality Control Board. If you fail to meet these requirements, this case will have to be referred to the Alameda County District Attorney's office.

If you have any questions or comments, please contact me at (510) 271-4530.

Sincerely,

Juliet Shin
Hazardous Materials Specialist

cc: Gil Jensen, Alameda County District Attorney's Office

Laurie Buckman
Blymyer Engineers, Inc.
1829 Clement Avenue
Alameda, CA 94501

Edgar Howell-File(JS)

Is your RETURN ADDRESS completed on the reverse side?

SENDER:
- Complete items 1 and/or 2 for additional services.
- Complete items 3, and 4a
- Print your name and addre[illegible] the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following se[illegible]s (for an extra fee):
1. ☐ Addressee's Address
2. ☐ Restricted Delivery
Consult postmaster for fee.

3. Article Addressed to: JMS #4403

MR. SAM KAWAHARA
KAWAHARA NURSERY
16550 ASHLAND AVENUE
SAN LORENZO CA 94580

4a. Article Number
P 418 724 696

4b. Service Type
☐ Registered ☐ Insured
☒ Certified ☐ COD
☐ Express Mail ☐ Return Receipt for Merchandise

7. Date of Delivery
2-3-94

5. Signature (Addressee)

6. Signature (Agent)

8. Addressee's Address (Only if requested and fee is paid)

Thank you for using Return Receipt Service.

PS Form 3811, December 1991 [illegible] DOMESTIC RETURN RECEIPT

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
80 Swan Way, Rm 200
Oakland, CA 94621
(510) 271-4530

August 27, 1993

Ms. Sam Kawahara
Kawahara Nursery
16550 Ashland Avenue
San Lorenzo, CA 94580

STID 4403

Re: Investigations at 16550 Ashland Avenue, San Lorenzo, California

Dear Mr. Kawahara,

This office has reviewed Blymyer Engineer's Preliminary Site Assessment report, dated July 28, 1993. The ground water sample collected from Well MW-3 identified very elevated levels of Total Petroleum Hydrocarbons (TPH) as gasoline at 120,000 parts per billion (ppb), TPH as diesel at 170,000 ppb, and benzene, toluene, ethylbenzene, and xylenes (BTEX). This office understands that, as far as you know, the former underground storage tank at the site was used solely for diesel storage. However, unless it can be proven that the above contamination is resulting from an off-site source, this office can only assume that the observed contamination could be resulting from your site.

Per Section 2725, Article 11, Title 23 California Code of Regulations, you are required to delineate the extent of this ground water contaminant plume by use of additional monitoring wells. The installation of additional wells could also be used to determine whether this contamination is resulting partially from an off-site source.

In order to determine whether there are any off-site contributing sources, you need to determine an accurate ground water gradient for the site. In order to determine an accurate ground water gradient, you must measure water levels from the monitoring wells when the irrigation well is not pumping. Additionally, you need to put this gradient information together with a pumping schedule for your irrigation well in order to accurately determine the varying range of site-specific ground water gradients. This office is requesting that you discontinue pumping of the irrigation well 24 hours before each quarterly monitoring and water level measurement event.

This office is also concerned about the possibility that the on-site irrigation well is contaminated, since it is located so close to Well MW-3. Therefore, this office is requesting that you collect a ground water sample from this well. If the water being pumped from this well is found to be contaminated, you will be required to discontinue use/pumping of this well.

Additionally, if it is determined that there is an off-site contributing source of contamination, this office would strongly recommend that you discontinue pumping of your water well anyway since the pumping may expedite the migration of off-site contaminants onto your site.

Lastly, in the last phase of investigations at the site, one soil sample, SP-1A, was collected from Pile SP-1, and analysis of this soil sample identified 25 ppm TPH as diesel. This level of TPH as diesel in the soil is still **too high** for use as backfill material. Additionally, soil sample SP-1A was a composite sample, and the Bay Area Air Quality Management District requires one discreet sample per every 20 cubic yards of soil that will be reused on site. It is the understanding of this office that there is a "clean" pile of excavated soil, Pile SP-2, at the site, whose analysis did not identify any contaminants above detection limits. This pile of soil may be used to backfill the excavation.

You are required to submit a work plan for the above required work **within 60 days** of the date of this letter. If you have any questions about the required work or about financial assistance from the State Trust Fund, please contact me at (510) 271-4530.

Sincerely,

Juliet Shin
Hazardous Materials Specialist

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

Edgar Howell-File(JS)

August 27, 1993

Ms. Sam Kawahara
Kawahara Nursery
16550 Ashland Avenue
San Lorenzo, CA 94580

STID 4403

Re: Investigations at 16550 Ashland Avenue, San Lorenzo, California

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Client: EMCON Associates
Project: EMCON Project No. G70-39.01
Arco Facility No. 6148

Date Received: 03/19/92
Work Order #: SJ92-0282
Sample Matrix: Water

QA/QC Report
Surrogate Recovery Summary
Halogenated Volatile Organic Compounds
EPA Methods 5030/8010

Sample Name	Date Analyzed	Percent Recovery 4-Bromofluorobenzene
MW-1 (24)	03/20/92	78.
MW-2 (24)	03/23/92	87.
MW-3 (24)	03/23/92	81.
Method Blank	03/20/92	79.
Method Blank	03/23/92	77.
CAS Acceptance Criteria		70-130

Attach this card to the back of your RETURN ADDRESS completed on the reverse side?

SENDER:
- Complete items 1 and/or 2 for additional services.
- Complete items 3, and 4a & b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):
1. ☐ Addressee's Address
2. ☐ Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to: (JM) #4403

Sam Kawahara
Kawahara Nursery
16550 Ashland Avenue
San Lorenzo CA 94580

4a. Article Number P 113 815 496

4b. Service Type
☐ Registered ☐ Insured
XX ☒ Certified ☐ COD
☐ Express Mail ☐ Return Receipt for Merchandise

7. Date of Delivery

5. Signature (Addressee)

8. Addressee's Address (Only if requested and fee is paid)

6. Signature (Agent)

SAN LORENZO FEB 5 CA

PS Form 3811, December 1991 * U.S.G.P.O.: [illegible] DOMESTIC RETURN RECEIPT

Thank you for using Return Receipt Service.

Approved by [signature] Date March 31, 1992

1224 Rosecrans Avenue, San Jose, California 95126 • Telephone (408) 437-9400 • Fax (408) 437-9264

This office is also concerned about the possibility that the on-site irrigation well is contaminated, since it is located so close to Well MW-3. Therefore, this office is requesting that you collect a ground water sample from this well. If the water being pumped from this well is found to be contaminated, you will be required to discontinue use/pumping of this well.

Additionally, if it is determined that there is an off-site contributing source of contamination, this office would strongly recommend that you discontinue pumping of your water well anyway since the pumping may expedite the migration of off-site contaminants onto your site.

Lastly, in the last phase of investigations at the site, one soil sample, SP-1A, was collected from Pile SP-1, and analysis of this soil sample identified 25 ppm TPH as diesel. This level of TPH as diesel in the soil is still **too high** for use as backfill material. Additionally, soil sample SP-1A was a composite sample, and the Bay Area Air Quality Management District requires one discreet sample per every 20 cubic yards of soil that will be reused on site. It is the understanding of this office that there is a "clean" pile of excavated soil, Pile SP-2, at the site, whose analysis did not identify any contaminants above detection limits. This pile of soil may be used to backfill the excavation.

You are required to submit a work plan for the above required work **within 60 days** of the date of this letter. If you have any questions about the required work or about financial assistance from the State Trust Fund, please contact me at (510) 271-4530.

Sincerely,

Juliet Shin
Hazardous Materials Specialist

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

Edgar Howell-File(JS)

Table 1. They recommend continued QM, and to complete the Phase II assessment in July.

should bail FP as interim measure

8-26 Ap w/C. Byerman of USPCI.
Benz plume goes to APL
He's writing the ~~final~~ rep of Phase II.
Did not see FP in ~~RW~~ 4 in July.
~~DF~~ Still FP in W5 .2"
Table 2 .1 inch x $\frac{ft}{12"}$ = .0083ft

.2" = .016 ft

Aug. sample by tom.
there's 1½" FP in RW in former engine oil tank pit.
RW can be hooked up to a recovery system (oil/water separator) which is located wa
Ara ian existing gas + die USTs
fuel island is gone.

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
80 Swan Way, Rm 200
Oakland, CA 94621
(510) 271-4530

May 20, 1993

Sam Kawahara
Kawahara Nursery
16550 Ashland Avenue
San Lorenzo, CA 94580

STID 4403

Re: Work plan for Kawahara Nursery, located at 16550 Ashland Avenue, San Lorenzo, California

Dear Mr. Kawahara,

This office has received and reviewed Blymyer Engineer's work plan, dated May 12, 1993, for the installation and sampling of three monitoring wells at the above site. This plan is acceptable to this office. Field work shall commence within 60 days of the date of this letter. Additionally, a report documenting the field work shall be submitted within 45 days of completing field activities.

Lastly, it appears that the extent of soil contamination was never fully defined. Please be aware that you will eventually have to address the delineation of the soil contamination.

If you have any questions or comments, please contact me at (510) 271-4530.

Sincerely,

Juliet Shin
Hazardous Materials Specialist

cc: Richard Hiett, RWQCB

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

Edgar Howell-File(JS)

LOP [redacted] RECORD CHANGE REQUEST FOR[redacted]

printed:
02/01/93

Mark Out What Needs Changing and Hand to LOP Data Entry
(Name/Address changes go to Annual Programs Data Entry)

AGENCY # : 10000 SOURCE OF FUNDS: - SUBSTANCE: -0-
StID : 4403
SITE NAME: Kawahara Nursery DATE REPORTED : -0-
ADDRESS : 16550 -0 Ashland DATE CONFIRMED: -0-
CITY/ZIP : San Lorenzo 94580 MULTIPLE RPs : -

SITE STATUS

CASE TYPE: - CONTRACT STATUS: - EMERGENCY RESP: -0-
RP SEARCH: - DATE COMPLETED: -0-
PRELIMINARY ASMNT: - DATE UNDERWAY: -0- DATE COMPLETED: -0-
REM INVESTIGATION: - DATE UNDERWAY: -0- DATE COMPLETED: -0-
REMEDIAL ACTION: - DATE UNDERWAY: -0- DATE COMPLETED: -0-
POST REMED ACT MON:- DATE UNDERWAY: -0- DATE COMPLETED: -0-

ENFORCEMENT ACTION TYPE: - DATE ENFORCEMENT ACTION TAKEN: -0-
LUFT FIELD MANUAL CONSID: -0-
CASE CLOSED: - DATE CASE CLOSED: -0-
DATE EXCAVATION STARTED : -0- REMEDIAL ACTIONS TAKEN: -0-

RESPONSIBLE PARTY INFORMATION

RP#1-CONTACT NAME: I & J Kawahara
COMPANY NAME: n/a
ADDRESS: -0-
CITY/STATE: -0-

INSPECTOR VERIFICATION:

NAME _____ SIGNATURE _____ DATE _____

DATA ENTRY INPUT:

Name/Address Changes Only

ANNPGMS _____ LOP _____ DATE _____

Case Progress Changes

LOP _____ DATE _____

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
80 Swan Way, Rm 200
Oakland, CA 94621
(510) 271-4530

January 27, 1993

Mr. Sam Kawahara
16550 Ashland Avenue
San Lorenzo, CA 94580

STID 4403

Re: Required investigations at 16550 Ashland Avenue, San Lorenzo, California

Dear Mr. Kawahara,

On December 1, 1993, one 5,000-gallon diesel underground storage tank was removed from the above site. Two soil samples were collected from the tank pit, one from beneath each end of the tank, and two soil samples were collected from the excavated soil. The analysis of these samples identified Total Petroleum Hydrocarbons as diesel (TPHd) at 5,000 parts per million (ppm) in the sample collected from the east end of the tank, and at 210 ppm in the excavated soil.

Guidelines established by the California Regional Water Quality Control Board (RWQCB) requires that a soil and ground water investigation be conducted when there is evidence to indicate that a release to soil and ground water may have occurred from the underground storage tank.

You are required to conduct a **Preliminary Site Assessment (PSA)** to determine the lateral and vertical extent and severity of latent soil and ground water contamination which may have resulted from the release at the site. The information gathered by the PSA will be used to determine an appropriate course of action to remediate the site, if deemed necessary. The PSA must be conducted in accordance with the RWQCB's Staff Recommendations for the Initial Evaluation and Investigation of Underground Tanks, the State Water Board's LUFT Manual, and be consistent with requirements set forth in Article 11 of Title 23, California Code of Regulations. The major elements of such an investigation are summarized in the attached **Appendix A.** The major elements of the guidelines include, but are not limited to, the following:

- At least one ground water monitoring well must be installed within 10 feet of the observed soil contamination, oriented in the confirmed downgradient direction relative to ground water flow. In the absence of data identifying the confirmed downgradient direction, a minimum of three wells

will be required to verify gradient direction. During the installation of these wells, soil samples are to be collected at five-foot-depth intervals and any significant changes in lithology.

- Subsequent to the installation of the monitoring wells, these wells must be surveyed to an established benchmark, with an accuracy of 0.01 foot. Ground water samples are to be collected and analyzed quarterly, along with water level measurements. If the initial quarterly reports indicate that ground water flow directions vary greatly than you will be required to begin monthly water level measurements until the ground water gradient behavior is known. Both soil and ground water samples must be analyzed for the appropriate fuel contaminants listed in Table 2 of the RWQCB's Staff Recommendations for the Initial Evaluation and Investigation of Underground Tanks.

This Department will oversee the assessment and remediation of your site. Our oversight will include the review of and comment on work proposals and technical guidance on appropriate investigative approaches and monitoring schedules. The issuance of well drilling permits, however, will be through the Alameda County Flood Control and Water Conservation District, Zone 7, in Pleasanton. The RWQCB may choose to take over as lead agency if it is determined, following the completion of the initial assessment, that there has been a substantial impact to ground water.

The PSA proposal is due **within 60 days** of the receipt of this letter. Once the proposal is approved, field work should commence within 60 days. A report must be submitted within 45 days after the completion of this phase of work at the site. Subsequent reports are to be submitted quarterly until this site qualifies for final RWQCB "sign-off". Such quarterly reports are due the first day of the second month of each subsequent quarter.

The referenced initial and quarterly reports must describe the status of the investigation and must include, among others, the following elements:

- Details and results of all work performed during the designated period of time: records of filed observations and data, boring and well consturction logs, water level data, chain-of-custody forms, laboratory results for all samples collected and analyzed, tabulations of free product thicknesses and dissolved fractions, etc.

- Status of ground water contamination characterization.
- Interpretations of results: water level contour maps showing gradients, free and dissolved product, plume definition maps for each target component, geologic cross sections, etc.
- Recommendations or plans for additional investigative work or remediation.

Please be advised that this is a formal request for a work plan pursuant to **Section 2722 (c)(d) of Title 23 California Code of Regulations.** Any extensions of the stated deadlines, or modifications of the required tasks, must be confirmed in writing by either this agency or RWQCB.

Please be reminded to copy Richard Hiett, at the San Francisco Bay Region-Water Quality Control Board, on all correspondence and reports regarding this site.

If you have any questions or comments, please contact me at (510) 271-4530.

Sincerely,

Juliet Shin
Hazardous Materials Specialist

cc: Richard Hiett, RWQCB

[redacted]il-File(JS)

DATE: 1-6-93

TO : **Local Oversight Program**

FROM: Scott

SUBJ: **Transfer of Elligible Oversight Case**

Site name: KAWAHARA NURSERY

Address: 16550 ASHLAND AVE. City S. LORENZO Zip 94580

Closure plan attached? (Y) N DepRef remaining $ [redacted]

DepRef Project # 1234 A STID #(if any) none

Number of Tanks: 1 removed? (Y) N Date of removal _____

Leak Report filed? (Y) N Date of Discovery 12-1-92

Samples received? (Y) N Contamination: _____

Petroleum (Y) N Types: Avgas Jet leaded unleaded (Diesel)
fuel oil waste oil kerosene solvents

Monitoring wells on site 0 Monitoring schedule? Y N

LUFT category 1 2 3 * H S C A R W G O

Briefly describe the following:

Preliminary Assessment Required, but not

Remedial Action _____

Post Remedial Action Monitoring _____

Enforcement Action _____

NEEDS TO HAVE A STID # ISSUED, AND TRANSFERRED ONTO THE LOP ~~DATA BASE~~

RP INFO: Isami and Jean S. Kawahara
16550 Ashland Ave.
S. Lorenzo 94580

TANK PROTECT ENGINEERING
Of Northern California, Inc.

TANK PROTECT ENGINEERING
2821 Whipple Road
Union City, CA 94587-1233
(510) 429-8088 • (800) 523-8088
FAX (510) 429-8089

January 4, 1993

Mrs. Pam Evans
Alameda County Health Care Services Agency
Hazardous Materials Division
80 Swan Way, Room 200
Oakland, CA 94621

Re: Analytical Results, Kawahara Nursery, Inc., 16550 Ashland Avenue, San Lorenzo, CA 94580

Dear Mrs. Evans:

Attached are copies of analytical report, chain-of-custody documentation, and Underground Storage Tank Unauthorized Release (Leak) Contamination Site Report for the referenced site. A copy of the site plan is also included for your review.

If you have any questions please contact our office.

Sincerely,

TANK PROTECT ENGINEERING

UNDERGROUND STORAGE TANK UNAUTHORIZED RELEASE (LEAK) / CONTAMINATION SITE REPORT

EMERGENCY ☐ YES ☒ NO

HAS STATE OFFICE OF EMERGENCY SERVICES REPORT BEEN FILED? ☐ YES ☐ NO

REPORT DATE: 01/08/93

CASE #:

FOR LOCAL AGENCY USE ONLY

I HEREBY CERTIFY THAT I HAVE DISTRIBUTED THIS INFORMATION ACCORDING TO THE DISTRIBUTION SHOWN ON THE INSTRUCTION SHEET ON THE BACK PAGE OF THIS FORM.

SIGNED: Emilio Mitra DATE: 1-6-93

REPORTED BY

NAME OF INDIVIDUAL FILING REPORT: Marc Zamorodi

PHONE: (510) 429-8089

SIGNATURE: M. Zamorodi

REPRESENTING ☒ OWNER/OPERATOR ☐ REGIONAL BOARD ☐ LOCAL AGENCY ☐ OTHER

COMPANY OR AGENCY NAME: Tank Protect Engineering of Northern Califronia

ADDRESS: 2821 Whipple Road (STREET) Union City (CITY) CA (STATE) 94587 (ZIP)

RESPONSIBLE PARTY

NAME: Kawahara Nursery, Inc. ☐ UNKNOWN

CONTACT PERSON: Sam Kawahara

PHONE: (510) 481-0201

ADDRESS: 16550 Ashland Avenue (STREET) San Lorenzo (CITY) CA (STATE) 94580 (ZIP)

SITE LOCATION

FACILITY NAME (IF APPLICABLE): Kawahara Nursery, Inc.

OPERATOR:

PHONE: (510) 481-8001

ADDRESS: 16550 Ashland Avenue (STREET) San Lorenzo (CITY) CA (COUNTY) 94580 (ZIP)

CROSS STREET: Lewelling Boulevard

IMPLEMENTING AGENCIES

LOCAL AGENCY AGENCY NAME: Alameda County Health Care Services Agency

CONTACT PERSON: Pam Evans

PHONE: (510) 271-4320

REGIONAL BOARD: CRWQCB - San Francisco Bay Region

PHONE: ( )

SUBSTANCES INVOLVED

(1) NAME: Petroleum Hydrocarbons - see below

QUANTITY LOST (GALLONS): ☒ UNKNOWN

(2) ☐ UNKNOWN

DISCOVERY/ABATEMENT

DATE DISCOVERED: 11/24/92

HOW DISCOVERED: ☐ INVENTORY CONTROL ☐ SUBSURFACE MONITORING ☐ NUISANCE CONDITIONS ☐ TANK TEST ☒ TANK REMOVAL ☐ OTHER

DATE DISCHARGE BEGAN: ☒ UNKNOWN

HAS DISCHARGE BEEN STOPPED? ☐ YES ☐ NO IF YES, DATE

METHOD USED TO STOP DISCHARGE (CHECK ALL THAT APPLY)

☐ REMOVE CONTENTS ☒ CLOSE TANK & REMOVE ☐ REPAIR PIPING ☐ REPAIR TANK ☐ CLOSE TANK & FILL IN PLACE ☐ CHANGE PROCEDURE ☐ REPLACE TANK ☐ OTHER

SOURCE/CAUSE

SOURCE OF DISCHARGE: ☐ TANK LEAK ☒ UNKNOWN ☐ PIPING LEAK ☐ OTHER

CAUSE(S): ☐ OVERFILL ☐ RUPTURE/FAILURE ☐ SPILL ☐ CORROSION ☐ UNKNOWN ☐ OTHER

CASE TYPE

CHECK ONE ONLY

☒ UNDETERMINED ☐ SOIL ONLY ☐ GROUNDWATER ☐ DRINKING WATER - (CHECK ONLY IF WATER WELLS HAVE ACTUALLY BEEN AFFECTED)

CURRENT STATUS

CHECK ONE ONLY

☒ NO ACTION TAKEN ☐ PRELIMINARY SITE ASSESSMENT WORKPLAN SUBMITTED ☐ POLLUTION CHARACTERIZATION

☐ LEAK BEING CONFIRMED ☐ PRELIMINARY SITE ASSESSMENT UNDERWAY ☐ POST CLEANUP MONITORING IN PROGRESS

☐ REMEDIATION PLAN ☐ CASE CLOSED (CLEANUP COMPLETED OR UNNECESSARY) ☐ CLEANUP UNDERWAY

REMEDIAL ACTION

CHECK APPROPRIATE ACTION(S) (SEE BACK FOR DETAILS)

☐ CAP SITE (CD) ☐ CONTAINMENT BARRIER (CB) ☐ VACUUM EXTRACT (VE) ☐ EXCAVATE & DISPOSE (ED) ☐ EXCAVATE & TREAT (ET) ☐ NO ACTION REQUIRED (NA) ☐ OTHER (OT) ☐ REMOVE FREE PRODUCT (FP) ☐ PUMP & TREAT GROUNDWATER (GT) ☐ TREATMENT AT HOOKUP (HU) ☐ ENHANCED BIO DEGRADATION (IT) ☐ REPLACE SUPPLY (RS) ☐ VENT SOIL (VS)

COMMENTS

One 5000 - gallon, steel, diesel, underground, storage tank was removed.

HSC 05 (8/90)

INSTRUCTIONS

EMERGENCY
Indicate whether emergency response personnel and equipment were involved at any time. If so, a Hazardous Material Incident Report should be filed with the State Office of Emergency Services (OES) at 2800 Meadowview Road, Sacramento, CA 95832. Copies of the OES report form may be obtained at your local underground storage tank permitting agency. Indicate whether the OES report has been filed as of the date of this report.

LOCAL AGENCY ONLY
To avoid duplicate notification pursuant to Health and Safety code Section 25180.5, a government employee should sign and date the form in this block. A signature here does not mean that the leak has been determined to pose a significant threat to human health or safety, only that notification procedures have been followed if required.

REPORTED BY
Enter your name, telephone number, and address. Indicate which party you represent and provide company or agency name.

RESPONSIBLE PARTY
Enter name, telephone number, contact person, and address of the party responsible for the leak. The responsible party would normally be the tank owner.

SITE LOCATION
Enter information regarding the tank facility. At a minimum, you must provide the facility name and full address.

IMPLEMENTING AGENCIES
Enter names of the local agency and Regional Water Quality Control Board involved.

SUBSTANCES INVOLVED
Enter the name and quantity lost of the hazardous substance involved. Room is provided for information on two substances if appropriate. If more than two substances leaked, list the two of most concern for cleanup.

DISCOVERY/ABATEMENT
Provide information regarding the discovery and abatement of the leak.

SOURCE/CAUSE
Indicate source(s) of leak. Check box(es) indicating cause of leak.

CASE TYPE
Indicate the case type category for this leak. Check one box only. Case type is based on the most sensitive resource affected. For example, if both soil and ground water have been affected, case type will be "Ground Water". Indicate "Drinking Water" only if one or more municipal or domestic water wells have actually been affected. A "Ground Water" designation does not imply that the affected water cannot be, or is not, used for drinking water, but only that water wells have not yet been affected. It is understood that case type may change upon further investigation.

CURRENT STATUS
Indicate the category which best describes the current status of the case. Check one box only. The response should be relative to the case type. For example, if case type is "Ground Water", then "Current Status" should refer to the status of the ground water investigation or cleanup, as opposed to that of soil. Descriptions of options follow:

No Action Taken - No action has been taken by responsible party beyond initial report of leak.
Leak Being Confirmed - Leak suspected at site, but has not been confirmed.
Preliminary Site Assessment Workplan Submitted - workplan/proposal requested of/submitted by responsible party to determine whether ground water has been, or will be, impacted as a result of the release.
Preliminary Site Assessment Underway - implementation of workplan.
Pollution Characterization - responsible party is in the process of fully defining the extent of contamination in soil and ground water and assessing impacts on surface and/or ground water.
Remediation Plan - remediation plan submitted evaluating long term remediation options. Proposal and implementation schedule for appropriate remediation options also submitted.
Cleanup Underway - implementation of remediation plan.
Post Cleanup Monitoring in Progress - periodic ground water or other monitoring at site, as necessary, to verify and/or evaluate effectiveness of remedial activities.
Case Closed - regional board and local agency in concurrence that no further work is necessary at the site.

IMPORTANT: THE INFORMATION PROVIDED ON THIS FORM IS INTENDED FOR GENERAL STATISTICAL PURPOSES ONLY AND IS NOT TO BE CONSTRUED AS REPRESENTING THE OFFICIAL POSITION OF ANY GOVERNMENTAL AGENCY

REMEDIAL ACTION
Indicate which action have been used to cleanup or remediate the leak. Descriptions of options follow:

Cap Site - install horizontal impermeable layer to reduce rainfall infiltration.
Containment Barrier - install vertical dike to block horizontal movement of contaminant.
Excavate and Dispose - remove contaminated soil and dispose in approved site.
Excavate and Treat - remove contaminated soil and treat (includes spreading or land farming).
Remove Free Product - remove floating product from water table.
Pump and Treat Groundwater - generally employed to remove dissolved contaminants.
Enhanced Biodegradation - use of any available technology to promote bacterial decomposition of contaminants.
Replace Supply - provide alternative water supply to affected parties.
Treatment at Hookup - install water treatment devices at each dwelling or other place of use.
Vacuum Extract - use pumps or blowers to draw air through soil.
Vent Soil - bore holes in soil to allow volatilization of contaminants.
No Action Required - incident is minor, requiring no remedial action.

COMMENTS - Use this space to elaborate on any aspects of the incident.

SIGNATURE - Sign the form in the space provided.

DISTRIBUTION
If the form is completed by the tank owner or his agent, retain the last copy and forward the remaining copies intact to your local tank permitting agency for distribution.

1. Original - Local Tank Permitting Agency
2. State Water Resources Control Board, Division of Clean Water Programs, Underground Storage Tank Program, P.O. Box 944212, Sacramento, CA 94244-2120
3. Regional Water Quality Control Board
4. Local Health Officer and County Board of Supervisors or their designee to receive Proposition 65 notifications.
5. Owner/responsible party.

ALAMEDA COUNTY HAZARDOUS MATERIALS DIVISION
Acknowledgement of Refund Recipient for Site Account
DEPOSITOR FILLS OUT PER SITE
-- REQUIRED --

The depositor will use this form to acknowledge that the property owner or his or her designee will receive any refund due at the completion of all deposit/refund projects at the site listed below.

SITE NUMBER/ADDRESS:	REFUND RECIPIENT-PROPERTY OWNER
Site Number	
Kawahara Nursey, Inc.	Sam Kawahara
Company Name	Owner's Name
16550 Ashland Avenue	16550 Ashland Avenue
Street Address	Owner's Address
San Lorenzo, CA 94580	San Lorenzo, CA 94580
City Zip Code	Owner's City State Zip

I have read the description of the project Deposit/Refund Procedure, and have had an opportunity to ask questions about it. I understand that regardless of who deposits money into the site account, any deposit money remaining at the completion of all projects being conducted at this site will be refunded solely to the property owner or his or her designee.

Sharon Payne — Signature of Depositor

10/28/92 — Date

Sharon Payne
Depositor Name

Tank Protect Engineering of Northern California, Inc.
Company Name

2821 Whipple Road
Street Address

Union City, CA 94587-1233
City / Zip

RETURN FORM TO: Alameda County, Hazardous Materials Div.
80 Swan Way, Rm 200
Oakland, CA 94621-1429

ALAMEDA COUNTY HAZARDOUS MATERIALS DIVISION
Declaration of Site Account Refund Recipient

SITE OWNER FILLS OUT PER SITE
-- OPTIONAL --

The property owner will use this form to designate someone other than him- or her- self to receive any refund due at the completion of all deposit/refund projects at the site listed below. In the absence of this form, the property owner will receive any refund. Only one person at any one time may be designated to receive any refund.

SITE NUMBER/ADDRESS:	PROPERTY OWNER
_____ Site Number	
Kawahara Nursery, Inc. Company Name	Sam Kawahara Owner's Name
16550 Ashland Avenue Street Address	16550 Ashland Ave Owner's Address
San Lorenzo, CA 94580 City Zip Code	San Lorenzo, CA 94580 Owner's City State Zip

I designate the following person to receive any refund due at the completion of all deposit/refund projects:

Tank Protect Engineering of Northern California, Inc.
Name

2821 Whipple Road
Street Address

Union City, CA 94587-1233
City / Zip

x Sam Kawahara
Property Owner Signature

October 28, 1992
Date

Sam Kawahara
Property Owner Name

RETURN FORM TO: Alameda County, Hazardous Materials Div.
80 Swan Way, Rm 200
Oakland, CA 94621-1439
Phone: (510) 271-4320

DR-DECL; mfk; 8/14/91

white -env.health
yellow -facility
pink -files

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH

Hazardous Materials Inspection Form

80 Swan Way, #200
Oakland, CA 94621
(415) 271-4320

II,III

Site ID # ____ Site Name Kawahara Nsy Today's Date 12/1/92

Site Address 16550 Ashland Av

City San Lorenzo Zip 94580 Phone ____

____ MAX AMT stored > 500 lbs, 55 gal., 200 cft.?

Inspection Categories:
- ____ I. Haz. Mat/Waste GENERATOR/TRANSPORTER
- ____ II. Business Plans, Acute Hazardous Materials
- X III. Underground Tanks
  1 ~5000 gal diesel fuel tank Removed

* Calif. Administration Code (CAC) or the Health & Safety Code (HS&C)

II.A BUSINESS PLANS (Title 19)

___	1. Immediate Reporting	2703
___	2. Bus. Plan Stds.	25503(b)
___	3. RR Cars > 30 days	25503.7
___	4. Inventory Information	25504(a)
___	5. Inventory Complete	2730
___	6. Emergency Response	25504(b)
___	7. Training	25504(c)
___	8. Deficiency	25505(a)
___	9. Modification	25505(b)

II.B ACUTELY HAZ. MAT'LS

___	10. Registration Form Filed	25533(a)
___	11. Form Complete	25533(b)
___	12. RMPP Contents	25534(c)
___	13. Implement Sch. Req'd? (Y/N)	___
___	14. OffSite Conseq. Assess.	25524(c)
___	15. Probable Risk Assessment	25534(d)
___	16. Persons Responsible	25534(g)
___	17. Certification	25534(l)
___	18. Exemption Request? (Y/N)	25536(b)
___	19. Trade Secret Requested?	25538

III. UNDERGROUND TANKS (Title 23)

General

___	1. Permit Application	25284 (H&S)
___	2. Pipeline Leak Detection	25292 (H&S)
___	3. Records Maintenance	2712
___	4. Release Report	2651
___	5. Closure Plans	2670

Monitoring for Existing Tanks

___ 6. Method
1) Monthly Test
2) Daily Vadose
Semi-annual gndwater
One time soils
3) Daily Vadose
One time soils
Annual tank test
4) Monthly Gndwater
One time soils
5) Daily Inventory
Annual tank testing
Cont pipe leak det
Vadose/gndwater mon.
6) Daily Inventory
Annual tank testing
Cont pipe leak det
7) Weekly Tank Gauge
Annual tank tsting
8) Annual Tank Testing
Daily Inventory
9) Other ____

___	7. Precis Tank Test Date: ____	2643
___	8. Inventory Rec.	2644
___	9. Soil Testing.	2646
___	10. Ground Water.	2647

New Tanks

___	11. Monitor Plan	2632
___	12. Access. Secure	2634
___	13. Plans Submit Date: ____	2711
___	14. As Built Date: ____	2635

Rev 6/88

Comments:

This 5000 gal steel/tar wrapped tank was removed today. Top of tank was excavated several months ago.

Tank condition: No apparent holes, appeared intact.

Soil conditions: Backfill material looked like native soil. ~ 40 yd3 of Backfill was removed.

Soil at the east end of the tank pit appeared relatively dark compared to other areas.

#1 sample from wall/floor interface at 8.5', east end
#2 " wall/floor interface at ~9', west end
#3 " from older soil pile from 1st excavation.
#4 " from new soil pile, west side of pit

Ahmad Shah w/ Tank Protect Engineering took samples

Tank shipped under manifest to H E H, San Francisco

Also present: Ahmad Shah w/ Tank Protect Eng.
Ed Laudani w/ Eden Fire
Mrs Kawahara w/ Kawahara Nsy

II, III

Contact: ____

Title: ____

Signature: Kawahara

Inspector: Pamela J Evans

Signature: ____

PHOTO RECORD

SITE NAME: _____

SITE ADDRESS: _____

PHOTOGRAPHER _____ AFFILIATION: _____

PROGRAM: _____

16550 Ashland Av., San Lorenzo
12/1/92 PE
Kawahara Nsy

NNW (N) NNE
NW NE
WNW PHOTO ENE
W TAKEN E
WSW LOOKING... ESE
SW SE
SSW S SSE

Description:

East wall of tank pit - 16550 Ashland Av., San Lorenzo - 12/1/92 PE
Kawahara Nsy.

NNW N NNE
NW NE
WNW PHOTO (ENE)
W TAKEN E
WSW LOOKING... ESE
SW SE
SSW S SSE

Description:

PhotoRec 9/27/91 mk

SITE NAME: _____

SITE ADDRESS: _____

PHOTOGRAPHER: _____ AFFILIATION: _____

DATE OF PHOTO: _____ PROGRAM: _____

Nawabara Nsy, 16550 Ashland Av, San Lorenzo. 12/1/92 Pz
East wall of tank pit

NNW N NNE
NW NE
WNW PHOTO ENE
W TAKEN E
WSW LOOKING... ESE
SW SE
SSW S SSE

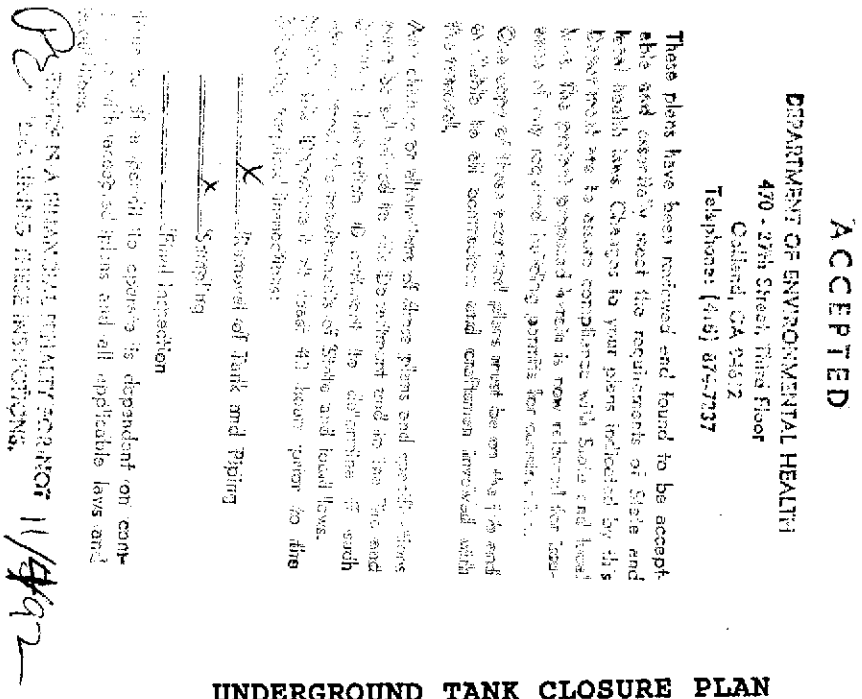
Description:

NNW N NNE
NW NE
WNW PHOTO ENE
W TAKEN E
WSW LOOKING... ESE
SW SE
SSW S SSE

Description:

Pamela Evans

ALAMEDA COUNTY HEALTH CARE SERVICES AGENCY
DEPARTMENT OF ENVIRONMENTAL HEALTH
HAZARDOUS MATERIALS DIVISION
80 SWAN WAY, ROOM 200
OAKLAND, CA 94621
PHONE NO. 510/271-4320



UNDERGROUND TANK CLOSURE PLAN
*** * * Complete according to attached instructions * * ***

1. Business Name Kawahara Nursery, Inc.

   Business Owner Sam Kawahara

2. Site Address 16550 Ashland Avenue

   City San Lorenzo, CA Zip 94580 Phone (510) 481-0201

3. Mailing Address 16550 Ashland Avenue

   City San Lorenzo, CA Zip 94580 Phone (510) 481-0201

4. Land Owner Sam Kawahara

   Address 16550 Ashland Ave. City, State San Lorenzo, CA Zip 94580

5. Generator name under which tank will be manifested

   Kawahara Nursery, Inc.

   EPA I.D. No. under which tank will be manifested CAC000828832

6. Contractor Tank Protect Engineering of Northern California, Inc.

Address 2821 Whipple Road

City Union City, CA 94587-1233 Phone (510) 429-8088

License Type* Haz. A ID# 575837

*Effective January 1, 1992, Business and Professional Code Section 7058.7 requires prime contractors to also hold Hazardous Waste Certification issued by the State Contractors License Board. Indicate that the certificate has been received, in addition, to holding the appropriate contractors license type.

7. Consultant Tank Protect Engineering of Northern California, Inc.

Address 2821 Whipple Road

City Union City, CA 94587-1233 Phone (510) 429-8088

8. Contact Person for Investigation

Name Sam Kawahara Title

Phone (510) 481-0201

9. Number of tanks being closed under this plan 1

Length of piping being removed under this plan 10

Total number of tanks at facility 1

10. State Registered Hazardous Waste Transporters/Facilities (see instructions).

** Underground tanks are hazardous waste and must be handled ** as hazardous waste

a) Product/Residual Sludge/Rinsate Transporter

Name N/A EPA I.D. No.

Hauler License No. License Exp. Date

Address

City State Zip

b) Product/Residual Sludge/Rinsate Disposal Site

Name N/A EPA I.D. No.

Address

City State Zip

c) Tank and Piping Transporter

Name Erickson, Inc. EPA I.D. No. CAD009466392

Hauler License No. 0019 License Exp. Date 5/93

Address 255 Parr Blvd.

City Richmond State CA Zip 94801

d) Tank and Piping Disposal Site

Name Erickson, Inc. EPA I.D. No. CAD009466392

Address 255 Parr Blvd.

City Richmond State CA Zip 94801

11. Experienced Sample Collector

Name Lyle Travis

Company Tank Protect Engineering of Northern California, Inc.

Address 2821 Whipple Road

City Union City State CA Zip 94587 Phone (510) 429-8088

12. Laboratory

Name Sequoia Analytical

Address 680 Chesapeak Drive

City Redwood City State CA Zip 94063

State Certification No. 1210

13. Have tanks or pipes leaked in the past? Yes [ ] No [X]

If yes, describe. _____

14. Describe methods to be used for rendering tank inert

Use 15 lbs. of dry ice per each 1,000 gallon capacity for each tank.

Verify with on-site LEL meter.

Before tanks are pumped out and inerted, all associated piping must be flushed out into the tanks. All accessible associated piping must then be removed. Inaccessible piping must be plugged.

The Bay Area Air Quality Management District (771-6000), along with local Fire and Building Departments, must also be contacted for tank removal permits. Fire departments typically require the use of explosion proof combustible gas meters to verify tank inertness. **It is the contractor's responsibility to bring a working combustible gas meter on site to verify tank inertness.**

15. Tank History and Sampling Information

Tank		Material to be sampled (tank contents, soil, ground-water, etc.)	Location and Depth of Samples
Capacity	Use History (see instructions)		
5,000 gallon	diesel	soil	One sample at each end of the tank pit max. 2 ft.,below the tank pit.
	piping	soil	One sample every 20 lineal feet, or under swing joint dispenser.

One soil sample must be collected for every 20 feet of piping that is removed. A ground water sample must be collected should any ground water be present in the excavation.

Excavated/Stockpiled Soil	
Stockpiled Soil Volume (Estimated)	Sampling Plan One composite sample consisting of at least 4 discrete samples for every 50 cubic yards minimum or one sample for every 20 cubic yards maximum. discrete

Stockpiled soil must be placed on bermed plastic and must be completely covered by plastic sheeting.

16. Chemical methods and associated detection limits to be used for analyzing samples

The Tri-Regional Board recommended minimum verification analyses and practical quantitation reporting limits should be followed. See attached Table 2.

Contaminant Sought	EPA, DHS, or Other Sample Preparation Method Number	EPA, DHS, or Other Analysis Method Number	Method Detection Limit
Diesel			
TPHD	EPA 3550	GCFID	1 ppm
BTEX	EPA 5030	8020/8240	.005 ppm
If groundwater encountered:			
	TPHD 3510/GCFID		
	BTEX 5030/602 or 624		

17. Submit Site Health and Safety Plan (See Instructions)

18. Submit Worker's Compensation Certificate copy

Name of Insurer State Compensation Insurance Fund

19. Submit Plot Plan (See Instructions)

20. Enclose Deposit (See Instructions)

21. **Report any leaks or contamination to this office within 5 days of discovery.** The report shall be made on an Underground Storage Tank Unauthorized Leak/Contamination Site Report form. (see Instructions)

22. Submit a closure report to this office within 60 days of the tank removal. This report must contain all the information listed in item 22 of the instructions.

I declare that to the best of my knowledge and belief the statements and information provided above are correct and true.

I understand that information in addition to that provided above may be needed in order to obtain an approval from the Department of Environmental Health and that no work is to begin on this project until this plan is approved.

I understand that any changes in design, materials or equipment will void this plan if prior approval is not obtained.

I understand that all work performed during this project will be done in compliance with all applicable OSHA (Occupational Safety and Health Administration) requirements concerning personnel health and safety. I understand that site and worker safety are solely the responsibility of the property owner or his agent and that this responsibility is not shared nor assumed by the County of Alameda.

Once I have received my stamped, accepted closure plan, I will contact the project Hazardous Materials Specialist at least three working days in advance of site work to schedule the required inspections.

Signature of Contractor

Name (please type) Jeff Farhoomand

Signature D. Nafia Signed for Jeff

Date October 26, 1992

Signature of Site Owner or Operator

Name (please type) Sam Kawahara

Signature x Sam Kawahara

Date 11/2/92

TPE SITE SAFETY PLAN

TANK PROTECT ENGINEERING OF NORTHERN CALIFORNIA, INC.
SITE SAFETY PLAN

Site 16550 Ashland Avenue
San Lorenzo, CA 94580

Project Number 243

Original Site Safety Plan: Yes (X) No ( )

Revision Number _____

Plan Prepared by Tank Protect Engineering

Date 10/28/92

Plan Approved by Ahmad Shah

Date 10/28/92

Please respond to each item as completely as possible. Where an item is not applicable, please mark "N/A".

1. KEY PERSONNEL AND RESPONSIBILITIES

(Include name, telephone number and health and safety responsibilities; i.e., project manager - Joe Smith - responsible for supervision of all site activities.)

Project Manager Ahmad Shah

Site Safety Manager Ahmad Shah

Alternate Site Safety Manager Michael Casso

Field Team Members Ahmad Shah

Michael Casso

Ed Le Houillier

Agency Reps: [Please specify by one of the following symbols: Federal: (F), State: (S), Local: (L), Contractor(s): (C)

(L) Alameda County Health Care Services Agency Pam Evans

(L) Eden Consolidated Fire Department

TPE SITE SAFETY PLAN

2. JOB HAZARD ANALYSIS

2.1 OVERALL HAZARD EVALUATION

Hazard Level:	High ( )	Moderate (X)	Low ( )	Unknown ( )
Hazard Type:	Liquid ( )	Solid ( )	Sludge ( )	Vapor/Gas (X)

Known or suspected hazardous materials present on site
SEE BELOW; GASOLINE VAPORS CONTAIN BENZENE, TOLUENE, XYLENES, ETHYLBENZENE

Characteristics of hazardous materials included above (complete for each chemical presents):

MATERIAL #1

Corrosive ( )	Ignitable (X)	Toxic (X)	Reactive ( )
Volatile (X)	Radioactive ( )	Biological Agent ( )	
Exposure Routes:	Inhalation (X)	Ingestion ( )	Contact (X) SKIN & MUCOUS MEMBRANE

MATERIAL #2

Corrosive ( )	Ignitable ( )	Toxic ( )	Reactive ( )
Volatile ( )	Radioactive ( )	Biological Agent ( )	
Exposure Routes:	Inhalation ( )	Ingestion ( )	Contact ( )

MATERIAL #3

Corrosive ( )	Ignitable ( )	Toxic ( )	Reactive ( )
Volatile ( )	Radioactive ( )	Biological Agent ( )	
Exposure Routes:	Inhalation ( )	Ingestion ( )	Contact ( )

MATERIAL #4

Corrosive ( )	Ignitable ( )	Toxic ( )	Reactive ( )
Volatile ( )	Radioactive ( )	Biological Agent ( )	
Exposure Routes:	Inhalation ( )	Ingestion ( )	Contact ( )

TPE SITE SAFETY PLAN

2.2 JOB-SPECIFIC HAZARDS

For each labor category specify the possible hazards based on information available (i.e., Task-driller, Hazards-trauma from drill rig accidents, etc.) For each hazard, indicate steps to be taken to minimize the hazard.

TASK - TANK REMOVAL; HAZARD - GASOLINE VAPOR EXPLOSION

TO MINIMIZE - USE 15 LB OF DRY ICE PER EACH 1,000 GALLON CAPACITY

TO INERT VAPOR PRESENT IN TANK

The following additional hazards are expected on site (i.e., snake infested area, extreme heat, etc.):

Measures to minimize the effects of the additional hazards are:

3. MONITORING PLAN

3.1 (a) Air Monitoring Plan

Action levels for implementation of air monitoring. Action levels should be based on published data available on contaminants of concern. Action levels should be set by persons experienced in industrial hygiene.

Level (i.e.,.5 ppm)	Action Taken (i.e., commence perimeter monitoring)
	N/A

(b) Air Monitoring Equipment

Outline the specific equipment to be used, calibration method, frequency of monitoring, locations to be monitored, and analysis of samples (if applicable).

AIR MONITORING WILL BE DONE BY USING GASTECH MODEL 1314.
HEXANE WILL BE USED FOR CALIBRATION OF THE GASTECH.

If air monitoring is not to be implemented for this site, explain why:
THIS CASE INVOLVES ONLY TANK REMOVAL

3.2 Personnel Monitoring

(Include hierarchy of responsibilities decision making on the site)

SAFETY OFFICER ADVISES FIELD MANAGER WHO DELEGATES RESPONSIBILITIES TO INDIVIDUAL TEAM WORKERS.

3.3 Sampling Monitoring

(a) Techniques used for sampling

INSERT A PROBE INSIDE THE TANK TO DETERMINE LEL AND OXYGEN LEVELS.

(b) Equipments used for sampling GASTECH MODEL 1314
1 - HYDROCARBON SUPER SURVEYOR
2 - BRASS SLEEVE AND SAMPLER WITH HAMMER

(c) Maintenance and calibration of equipments

USE HEXANE FOR CALIBRATION

EQUIPMENT WILL BE CALIBRATED PRIOR TO OPERATION

4. PERSONAL PROTECTIVE EQUIPMENT (PPE)

Equipment used by employees for the site tasks and operations being conducted. Be Specific (i.e., hard hat, impact resistance goggles, other protective glove, etc.).

HARD HAT, PROTECTIVE GLOVES

5. SITE CONTROL AND SECURITY MEASURES

The following general work zone security guidelines should be implemented:

- Work zone shall be barricaded and caution tape used.
- Excavations shall be closed when drilling and sampling activities are not actually taking place.
- No excavations shall be left unattended. Visitors will not enter the work zone unless they have attended a project safety briefing.
- Persons will not leave the work zone without first passing through the decontamination zone.

6. DECONTAMINATION PROCEDURE

List the procedures and specific steps to be taken to decontaminate equipment and PPE.

N/A

7. TRAINING REQUIREMENTS

Prior to mobilization at the job site, employees will attend a safety briefing. The briefing will include the nature of the wastes and the site, donning personal protection equipment, decontamination procedures and emergency procedures.

8. MEDICAL SURVEILLANCE REQUIREMENTS

If any task requires a very high personnel protection level, personnel shall provide assurances that they have received a physical examination and they are fit to do the task. Also personnel will be instructed to look for any symptom of heat stress, heat stroke, heat exhaustion or any other unusual symptom. If there is any report of that kind it will be immediately followed through, and appropriate action will be taken.

9. STANDARD OPERATION PROCEDURES

Tank Protect Engineering of Northern California, Inc. (TPE) is responsible for the safety of all TPE employees on site. Each contractor shall provide all the equipment necessary to meet safe operation practices and procedures for their personnel on site and be responsible for the safety of their workers.

A "Three Warning" system is utilized to enforce compliance with Health and Safety procedures practices which will be implemented at the site for worker safety:

* Eating, drinking, chewing gum or tobacco, and smoking will be allowed only in designated areas.
* Wash facilities will be utilized by workers in the work areas before eating, drinking, or use of the toilet facilities.
* Containers will be labeled identifying them as waste, debris or contaminated clothing.

* All Excavation/drilling work will comply with regulatory agencies requirement.
* All site personnel will be required to wear hard hats and advised to take adequate measures for self protection.
* Any other action which is determined to be unsafe by the site safety officer.

10. CONFINED SPACE ENTRY PROCEDURES

No one is allowed to enter any confined space operation without proper safety measures. Specifically in case of an excavated Tank Pit no one should enter at no time.

11. EMERGENCY RESPONSE PLAN

Fire extinguisher(s) will be on site prior to excavation. Relevant phone numbers:

Person	Title	Phone No.
Ahmad Shah	Project Manager	(510) 429-8088
	Fire	911 or
	Police	911 or
	Ambulance	911 or
	Poison Control Center	(800)523-2222
Sam Kawahara	Site Phone	(510) 481-0201
	Nearest off-site no.	
	Medical Advisor	
Sam Kawahara	Client Contact	(510) 481-0201

TPE SITE SAFETY PLAN

U.S EPA - ERT		(201) 321-6660
Chemtrec		(800) 424-9300
Centers for Disease Control	Day	(404) 329-3311
	Night	(404) 329-2888
National Response Center		(800) 424-8802
Superfund/RCRA Hotline		(800) 424-8802
TSCA Hotline		(800) 424-9065
National Pesticide Information Services		(800) 845-7633
Bureau of Alcohol, Tobacco, and Firearms		(800) 424-9555

HEALTH AND SAFETY COMPLIANCE STATEMENT

I, Ahmed Shah, have received and read a copy of the project Health and Safety Plan.

I understand that I am required to have read the aforementioned document and have received proper training under the occupational Safety and Health Act (29 CFR, Part 1910.120) prior to conducting site activities at the site.

Michael Casso
Ed LaHoullier

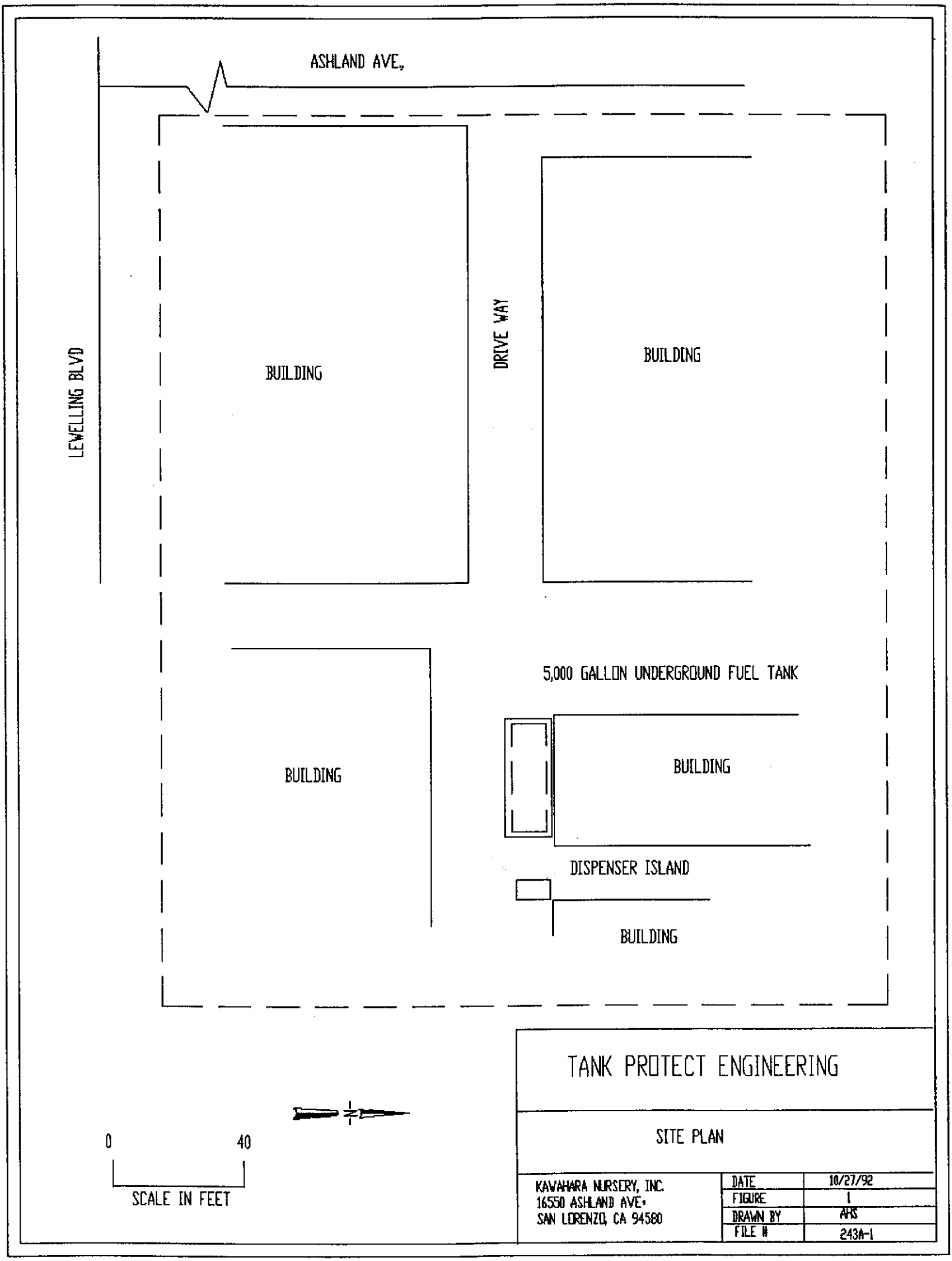
Signature

10-28-92

Date

Fairmont Hospital
15400 Foothill Blvd.
San Leandro, CA
(510) 667-7800

Follow Ashland Ave., North, until you get to E. 14th Street, turn left onto E. 14th Street, Continue until you get to Fairmont Drive. Turn right on Fairmont Drive, Hospital is on the right hand side.



TANK PROTECT ENGINEERING

SITE PLAN

KAWAHARA NURSERY, INC.
16550 ASHLAND AVE.
SAN LORENZO, CA 94580

DATE	10/27/92
FIGURE	1
DRAWN BY	ARS
FILE #	243A-1

STATE OF CALIFORNIA
STATE AND CONSUMER SERVICES AGENCY CONTRACTORS STATE LICENSE BOARD

Consumer Affairs

Building Quality

HAZARDOUS SUBSTANCES REMOVAL AND REMEDIAL ACTIONS CERTIFICATION

Pursuant to the provisions of Section 7058 of the Business and Professions Code, the Registrar of Contractors hereby certifies that the following qualifying person has successfully completed the hazardous substances removal and remedial actions examination.

Qualifier: CYRUS D. NAMINI

License No.: 575837

Namestyle: TANK PROTECT ENGINEERING OF NORTHERN CALIFORNIA INC.

WITNESS *my hand and official seal this* 7 *day of* OCTOBER, 1991

Registrar of Contractors

13L-36 (2/91)

This certification is the property of the Registrar of Contractors, is not transferable, and shall be returned to the Registrar upon demand when suspended, revoked, or invalidated for any reason.

A 4082

STATE COMPENSATION INSURANCE FUND

P.O. BOX 420807, SAN FRANCISCO, CA 94142-0807

CERTIFICATE OF WORKERS' COMPENSATION INSURANCE

OCTOBER 23, 1992

POLICY NUMBER: 1145921-92
CERTIFICATE EXPIRES: 09-01-93

COUNTY OF ALAMEDA
HEALTH CARE SERVICES AGENCY
80 SWAN WAY RM 200
OAKLAND, CA 94621

This is to certify that we have issued a valid Workers' Compensation insurance policy in a form approved by the California Insurance Commissioner to the employer named below for the policy period indicated.

This policy is not subject to cancellation by the Fund except upon ten days' advance written notice to the employer.

We will also give you TEN days' advance notice should this policy be cancelled prior to its normal expiration.

This certificate of insurance is not an insurance policy and does not amend, extend or alter the coverage afforded by the policies listed herein. Notwithstanding any requirement, term, or condition of any contract or other document with respect to which this certificate of insurance may be issued or may pertain, the insurance afforded by the policies described herein is subject to all the terms, exclusions and conditions of such policies.

John A. Kelly

PRESIDENT

EMPLOYER

TANK PROTECT ENGINEERING OF NORTHERN CALIFORNIA, INC.
2821 WHIPPLE RD.
UNION CITY, CA 94587

SCIF 10262 (REV. 10-86) TMR

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

RAFAT A. SHAHID, Assistant Agency Director

DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Division
80 Swan Way, Rm. 200
Oakland, CA 94621
(510) 271-4320

October 7, 1992

Isami Kawahara
Kawahara Nursery
16550 Ashland Av.
San Lorenzo CA 94580

Isami + Jean S.
Kawahara
16550 Ashland Ave
S. Lor. 94580

RE: Removal of 5000 Gallon Underground Storage Tank
16550 Ashland Av., San Lorenzo

Dear Mr. Kawahara:

In early August, 1992, I visited your property in response to a report of unauthorized tank removal activities. I informed you of the requirement for tank owners to properly close tanks and to submit closure plans to the County Department of Environmental Health and to the local fire department. I also supplied you with a closure plan form and written instructions on the Department's tank removal process.

Today Mrs. Kawahara told me that you are preparing to select a removal contractor and plan to have your 5000 gallon tank out by the end of this month. I am writing to notify you that the underground tank closure regulations (California Code of Regulations, Title 23, Section 2670 (f) require that closure plans be submitted to the local enforcement agency prior to tank removal. These plans must be submitted far enough in advance of the removal to allow for adequate review and, if necessary, correction. Your plans should be submitted to this office as soon as possible to allow for your target removal date. In any case, **the tank must be properly closed by December 3, 1992.**

You may contact me with any questions at 271-4320.

Sincerely,

Pamela J. Evans

Pamela J. Evans
Senior Hazardous Materials Specialist

c: Mark Thomson, Alameda County District Attorney's Office
James Ferdinand, Castro Valley-Eden Fire District

COMPLAINT FORM

DATE: 8-3-92 TIME: 8:05

COMPLAINT RECEIVED BY: Pam Evans

ADDRESS OF INCIDENT: 16550 Ashland Av
San Lorenzo 94580

NAME OF FACILITY: Kawahara Nsy

CONTACT PERSON: Isami Kawahara

FACILITY PHONE NUMBER:

SUBJECT OF COMPLAINT: Nsy owner was unearthing an under ground fuel tank. No permit was issued by ~~the~~ Eden Fire District.

NAME OF COMPLAINANT: Jim Ferdinand, Eden Fire PHONE: 670-5853

ACTIONS TAKEN AND DATE(S)

No UST removal plan was submitted to our office. I went to the site at ~ 4:45 p.m. on 8-3 and spoke with owner Isami Kawahara. He said he plans to do no further work until he submits plans. I gave him our forms & info. In response to Eden's 8-6 report that the soil had been moved, I revisited the site on 8-7, 8:15 a.m. The soil had been moved to a covered area ~ 100' to the east of the tank pit. All of it was apparently still on site. Size? 5000 gal

Date investigation was completed: Ongoing

Date complainant contacted: 8-4-92

Name of Specialist:

Signature: Pamela J Evans

Applied Time: 1.5 as of 8/7/92

Talked with Mrs. Kawahara 10/7/92. She said that she & her husband were close to a decision on which contractor to go with. Anticipates removal by end of October. I reminded her that regs require plans be submitted 30 days prior to removal. She also said tank is 5000 gal.

mnc/61890/1

- Approx. 10' of clay between shallow aquifer (from 0 to ~15' bgs) and lower aquifer (from ~25' to ~60' bgs). Therefore pumping of irrigation well, screened from ~45 to 65' bgs, doesn't appear to be impacting contaminants in well MW-3.
- Check status of Nat'l board site.
- How would a soil gas survey be more accurate than installing three wells (moving radially outward)? I thought soil gas surveys were not very accurate.
- Will stockpiled soil continue to be aerated? may depend on weather
- It appears that the extent of soil contamination identified in SE tank pit, at 5,000 ppm diesel, was never delineated to the east.
- Was former tank ever used for gas? Uncertain
- Why would DTW go down w/ the discontinuation of irrig well?
- Contam. noted in Well MW-3 at 15' bgs in gravel lense. May be limited to this lense.

RO0000291 - Site History

Kawahara Nursery
16550 Ashland Ave
San Lorenzo, CA 94580

Kawahara Nursery occupied the property in 1954. According to the Kawahara's, a 1000 gallon gasoline UST was reportedly removed from the site shortly after their occupying the site. The 1000 gallon UST was located in the vicinity of the lath house, at the north side of the property.

Dec 1992 - A 5000 gallon diesel UST was removed. The UST was located in the vicinity of the office/barn structure. Soil samples collected beneath the UST suggested a fuel release had occurred (up to 5000ppm TPHd was in soil from the southeast end of the pit).

June 1993 - Three groundwater monitoring wells (MW-1 through MW-3) and one soil boring (SB-1) through the former 5K UST pit, were completed at the site. Soil from MW-3, at 15 feet bgs contained detectable concentrations of BTEX, but no TPHg or TPHd. Groundwater from MW-3 contained TPHg and BTEX constituents (up to 23,000ppb TPHd, 94,000ppb TPHg, 4,800ppb benzene). Well MW-3 is located adjacent to an onsite irrigation well (WW-1). The irrigation well is screened from 45 to 60 feet bgs. A water sample from the irrigation well did not contain petroleum hydrocarbon constituents.

October 1994 - A Phase II Site Investigation was conducted. A pump test, using the irrigation well, demonstrated that pumping from the deeper aquifer had no significant influence on the shallow groundwater monitoring wells.

Sixteen soil gas vapor samples were collected at the site at depths ranging from 9 to 11 feet bgs. Slightly elevated petroleum hydrocarbons were detected from the northeastern corner of the barn and over the northern-most lath house. Elevated TPH in MW-3 suggested that there was another source of petroleum hydrocarbons at the site.

Two additional groundwater monitoring wells (MW-4 and MW-5) and a soil boring (SB-1 was advanced adjacent to the former diesel UST) were completed. Soil from SB-1 at 17 feet bgs contained 130ppm TPHd and 4.1ppm TPHg. Groundwater from MW-3 contained 35,000ppb TPHg, 27,000ppb TPHd, and 3,600ppb benzene. Based on groundwater data from MW-3, it was believed that the former 1000 gallon gasoline UST, or other UST, may be the source of the detectable TPH in groundwater. Since the diesel tank release was not contributing to the plume, wells MW-1 and MW-2 were subsequently destroyed.

March-August 1999 - A geophysical survey was conducted in attempt to identify the locations of any remaining USTs. Two magnetic anomalies were noted. Based on this survey, a total of nine soil borings (SB-2 through SB-10) were advanced at the site to a depth of 16 feet bgs. Soil and grab groundwater samples were collected. A petroleum sheen was observed on SB-4 and SB-5 water samples, ~~and free product was observed~~ in the ~~water samples~~ soil. SB-4 and SB-5 are located downgradient of one of the

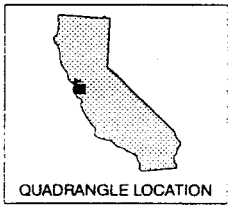
magnetic anomaly Soil from 15 feet bgs contained up to 910ppm TPHg, 360ppm TPHd and 0.87ppm benzene. Groundwater from SB-4 and SB-5 contained up to 730,000ppb TPHg, 990,000ppb TPHd, and 2,300ppb benzene.

Subsurface Geology - Soils encountered at the stie. consisted of brown silty clay from the surface to a depth of 12 feet bgs. In most boreholes, a sand and gravel stringer 1 to 3 inches thick was noted at approximately 8 feet bgs. The silty clay is underlain by a brown to gray silty sand to sandy gravel unit that ranged from 0.5 to 3 feet in thickness.

Groundwater was initially encountered at 12 to 13 feet bgs and stabilized a few feet higher. Groundwater flows generally to the northwest.

RBCA Evaluation - A Tier 2 RBCA evaluation was prepared to determine SSTLs (cleanup levels) for chemicals of concern (TPHg, TPHd, BTEX). Based on the analysis, benzene in soil exceeded the SSTLs for residential use. Although TPH is not a health risk to current or future residential occupants at the site, a nuisance threshold (odor and color) as defined by the SF-RWQCB may require remediation.

UNITED STATES GEOLOGICAL SURVEY 7.5' QUADS. "SAN LEANDRO, CA" AND "HAYWARD, CA" BOTH ED. 1959 . PHOTOREVISED 1980.



BLYMYER ENGINEERS, INC.

BEI JOB NO. 94015

DATE 4-9-99

0 1000 2000

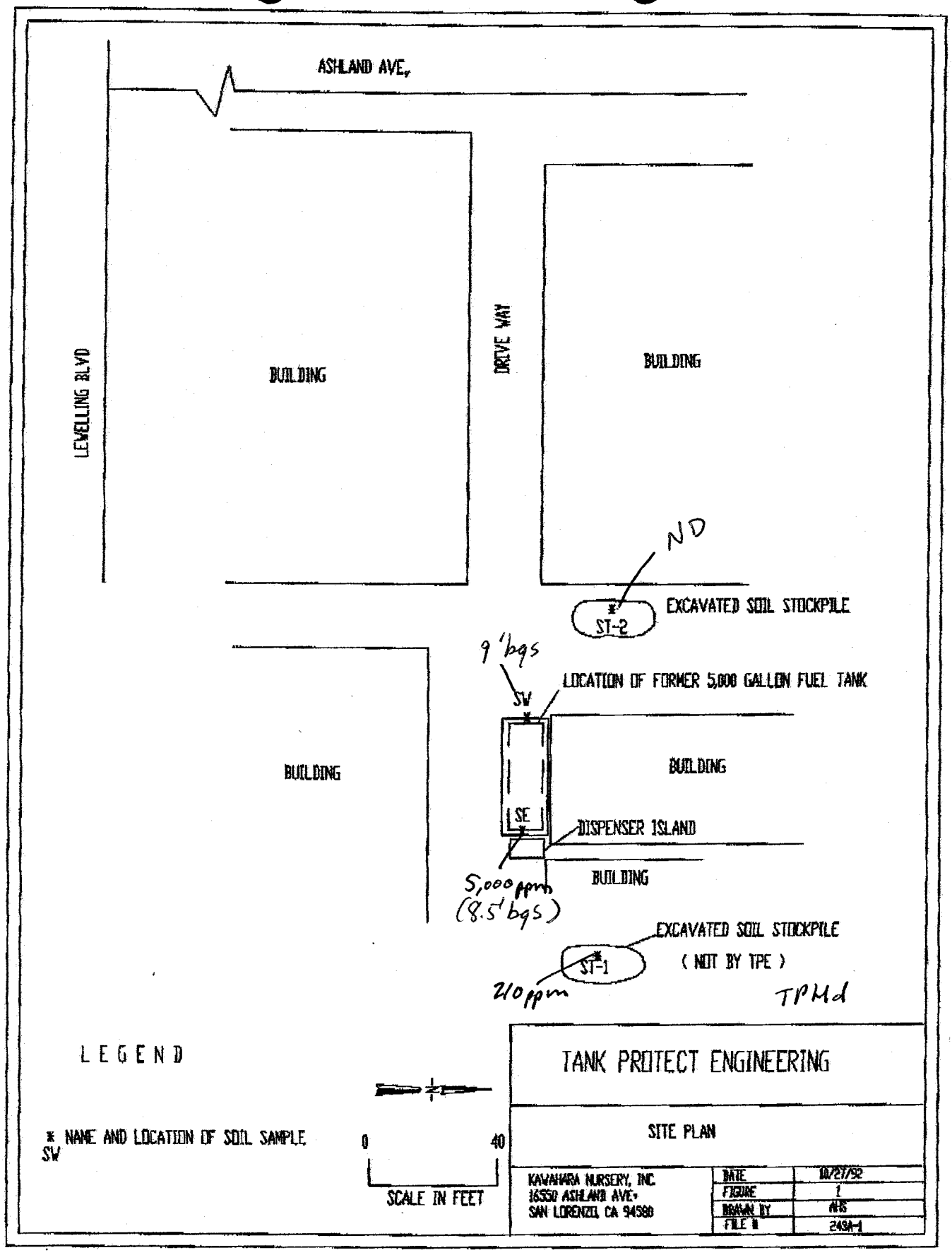
SCALE IN FEET

N

SITE LOCATION MAP

KAWAHARA NURSERY
16550 ASHLAND AVE.
SAN LORENZO, CA

FIGURE 1


ASHLAND AVE,
LEWELLING BLVD
BUILDING
DRIVE WAY
BUILDING
ND
EXCAVATED SOIL STOCKPILE
ST-2
9 'bgs
SW
LOCATION OF FORMER 5,000 GALLON FUEL TANK
BUILDING
BUILDING
SE
DISPENSER ISLAND
BUILDING
5,000 ppm
(8.5' bgs)
EXCAVATED SOIL STOCKPILE
(NOT BY TPE)
ST-1
210 ppm
TPHd
LEGEND
* NAME AND LOCATION OF SOIL SAMPLE
SW
0
40
SCALE IN FEET
TANK PROTECT ENGINEERING
SITE PLAN
KAWAHARA NURSERY, INC.
16550 ASHLAND AVE.
SAN LORENZO, CA 94580
DATE 10/27/92
FIGURE 1
DRAWN BY AHS
FILE # 243A-1

Trace Analysis Laboratory, Inc.

LOG NUMBER: 2727
DATE SAMPLED: 12/01/92
DATE RECEIVED: 12/02/92
DATE EXTRACTED: 12/08/92
DATE ANALYZED: 12/08/92 and 12/09/92
DATE REPORTED: 12/21/92
PAGE: Two

Sample Type: Soil

Method and Constituent:	Units	SE Concentration	SE Reporting Limit	ST-1 Concentration	ST-1 Reporting Limit	ST-2 Concentration	ST-2 Reporting Limit
Modified EPA Method 8020 for:							
Benzene	ug/kg	ND	130	ND	5.0	ND	5.0
Toluene	ug/kg	ND	99	6.7	5.0	6.7	5.0
Ethylbenzene	ug/kg	ND	130	ND	5.0	ND	5.0
Xylenes	ug/kg	1,800	360	ND	15	ND	15

Method and Constituent:	Units	SW Concentration	SW Reporting Limit	Method Blank Concentration	Method Blank Reporting Limit
Modified EPA Method 8020 for:					
Benzene	ug/kg	ND	5.0	ND	5.0
Toluene	ug/kg	9.5	5.0	7.9	5.0
Ethylbenzene	ug/kg	ND	5.0	ND	5.0
Xylenes	ug/kg	ND	15	ND	15

QC Summary:

% Recovery: 80
% RPD: 30

Concentrations reported as ND were not detected at or above the reporting limit.

Louis W. DuPuis
Quality Assurance/Quality Control Manager

Trace Analysis Laboratory, Inc.
3423 Investment Boulevard, #8 • Hayward, California 94545
Telephone (510) 783-6960
Facsimile (510) 783-1512

TAL

LOG NUMBER: 2727
DATE SAMPLED: 12/01/92
DATE RECEIVED: 12/02/92
DATE EXTRACTED: 12/09/92
DATE ANALYZED: 12/19/92 and 12/21/92
DATE REPORTED: 12/21/92

CUSTOMER: Tank Protect Engineering

REQUESTER: Marc Zomorodi

PROJECT: No. 243A-120192, Kawahara Nursery Inc.

Sample Type: Soil

Method and Constituent:	Units	SE (From pit, near dispenser) Concentration	SE Reporting Limit	ST-1 (Excavated soil @ 8.5 bgs) Concentration	ST-1 Reporting Limit	ST-2 (excavated soil) Concentration	ST-2 Reporting Limit
DHS Method:							
Total Petroleum Hydrocarbons as Diesel	ug/kg	5,000,000	62,000	210,000	1,000	ND	1,000

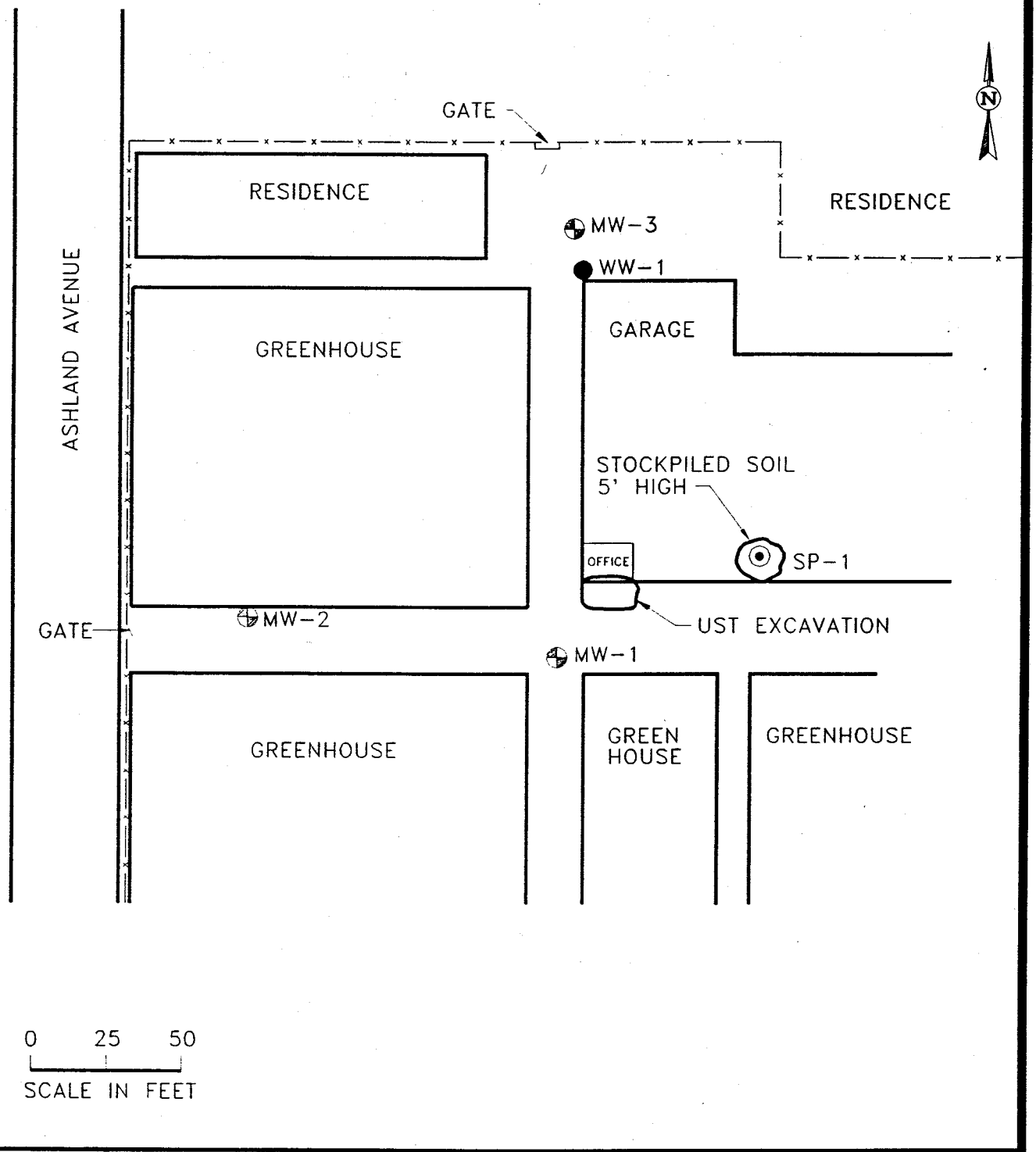
Method and Constituent:	Units	SW (From pit) Concentration	SW Reporting Limit	Method Blank Concentration	Method Blank Reporting Limit
DHS Method:					
Total Petroleum Hydrocarbons as Diesel	ug/kg	ND	1,000	ND	1,000

QC Summary:

% Recovery: 82 and 112
% RPD: 18 and 17

Concentrations reported as ND were not detected at or above the reporting limit.

Samples SE and ST-1 contain compounds eluting later than the diesel standard.



BLYMYER ENGINEERS, INC. (BEI)	LEGEND	SITE PLAN	FIGURE
BEI JOB NO. 94015 / DATE 4/29/94	◔ = MONITORING WELL ⊙ = SOIL SAMPLE LOCATION ● = WATER WELL UST = UNDERGROUND STORAGE TANK	KAWAHARA NURSERY 16550 ASHLAND AVE. SAN LORENZO, CA	2

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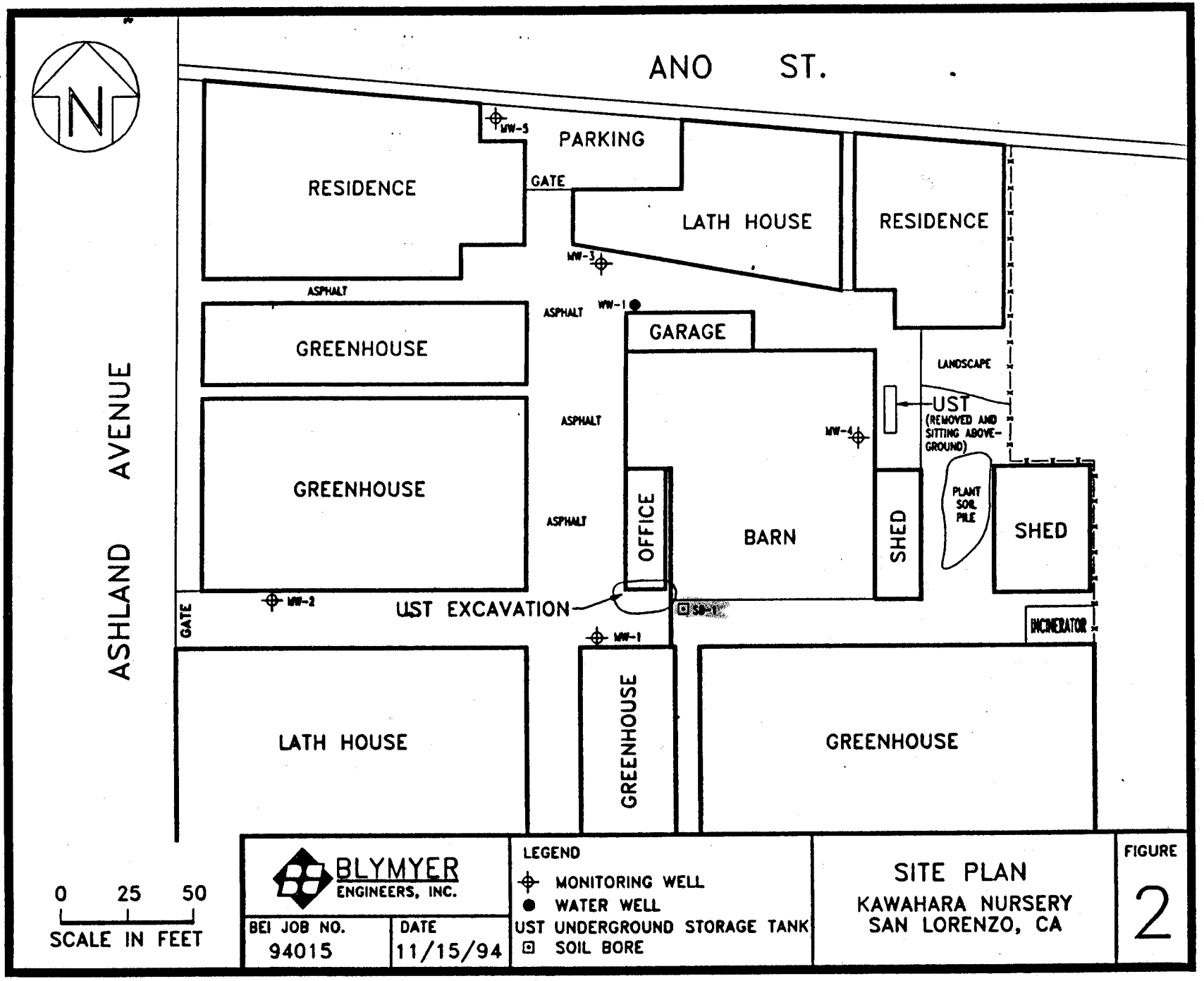

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Table II, Summary of Soil Sample Analytical Results
BEI Job No. 93071, Kawahara Nursery, Inc.
16550 Ashland Avenue, San Lorenzo, CA

Sample ID/ feet bgs	TPH as Gasoline (mg/kg)	TPH as Diesel (mg/kg)	Benzene (mg/kg)	Toluene (mg/kg)	Ethylbenzene (mg/kg)	Total Xylenes (mg/kg)
	Modified EPA Method 8015		EPA Method 8020			
MW-1 5'	<1	<1	<0.005	<0.005	<0.005	<0.005
MW-1 16'	<1	<1	<0.005	<0.005	<0.005	<0.005
MW-2 5'	<1	1.9	<0.005	<0.005	<0.005	<0.005
MW-2 11.5'	<1	<1	<0.005	<0.005	<0.005	<0.005
MW-3 6'	<1	<1	<0.005	<0.005	<0.005	<0.005
MW-3 15'	38 ppm <1	35 ppm <1	0.20	0.98	0.68	4
SP-1	N/A	25	<0.005	<0.005	<0.005	<0.005

Notes:

TPH	=	Total Petroleum Hydrocarbons
mg/kg	=	milligrams per kilogram
<	=	less then the analytical method reporting limit
SP	=	Stockpiled soil sample
N/A	=	not analyzed
bgs	=	below grade surface

Table II, Groundwater Sample Analytical Results
BEI Job No. 94015, Kawahara Nursery
16550 Ashland Avenue, San Lorenzo, California

Sample ID	TPH as diesel Modified EPA Method 8015 (µg/L)	TPH as gasoline Modified EPA Method 8015 (µg/L)	EPA Method 8020 (µg/L)			
			Benzene	Toluene	Ethyl-benzene	Total Xylenes
MW-1	<50	<50	<0.50	<0.50	<0.50	<0.50
MW-2	<50	<50	<0.50	<0.50	<0.50	<0.50
MW-3	**23,000 ***	**94,000**	**4,800**	**6,500**	**3,000**	**15,000**
SW-1	<50	<50	<0.50	<0.50	<0.50	<0.50

Notes:

<x	=	less than the analytical reporting limit (x)
TPH	=	Total Petroleum Hydrocarbons
EPA	=	Environmental Protection Agency
µg/L	=	micrograms per Liter
*	=	laboratory results indicated a non-diesel mix <C16

/nbeck/94015/tbl.394

Table II, Summary of Soil Sample Analytical Results
BEI Job No. 94015, Kawahara Nursery
16550 Ashland Avenue, San Lorenzo, California

Sample ID	Modifed EPA Method 8015 (mg/kg)		EPA Method 8020 (µg/kg)				EPA Method 9040	EPA Method 1010 (Degree F)	EPA Method 376.1 (mg/kg)	EPA Method 335.2 (mg/kg)	EPA Method 7421 (mg/L)
	TPH as Diesel	TPH as Gasoline	Benzene	Toluene	Ethylbenzene	Total Xylenes	pH*	Flashpoint/ Ignitability*	Sulfide*	Cyanide*	Lead*
MW-4 12'	<1	<1	<2.5	<2.5	<2.5	<2.5	NA	NA	NA	NA	NA
MW-4 17'	<1	<1	<2.5	<2.5	<2.5	<2.5	NA	NA	NA	NA	NA
MW-5 12.5'	<1	<1	<2.5	<2.5	<2.5	<2.5	NA	NA	NA	NA	NA
MW-5 17'	<1	<1	<2.5	**11**	<2.5	**27**	NA	NA	NA	NA	NA
SB-1 7.5'	<1	<1	<2.5	<2.5	<2.5	<2.5	NA	NA	NA	NA	NA
SB-1 17'	**130**	**4.1**	<2.5	<2.5	<2.5	<2.5	NA	NA	NA	NA	NA
SS-1	NA	NA	<0.5	**0.8**	<0.5	<2.5	7.5	>140	<10	<0.2	**0.35**

Notes:

<x	=	less than the analytical detection limit (x)
TPH	=	Total Petroleum Hydrocarbons
EPA	=	Environmental Protection Agency
mg/kg	=	milligram per kilogram
µg/kg	=	micrograms per kilogram
µg/L	=	micrograms per liter
*	=	landfill disposal characteristics

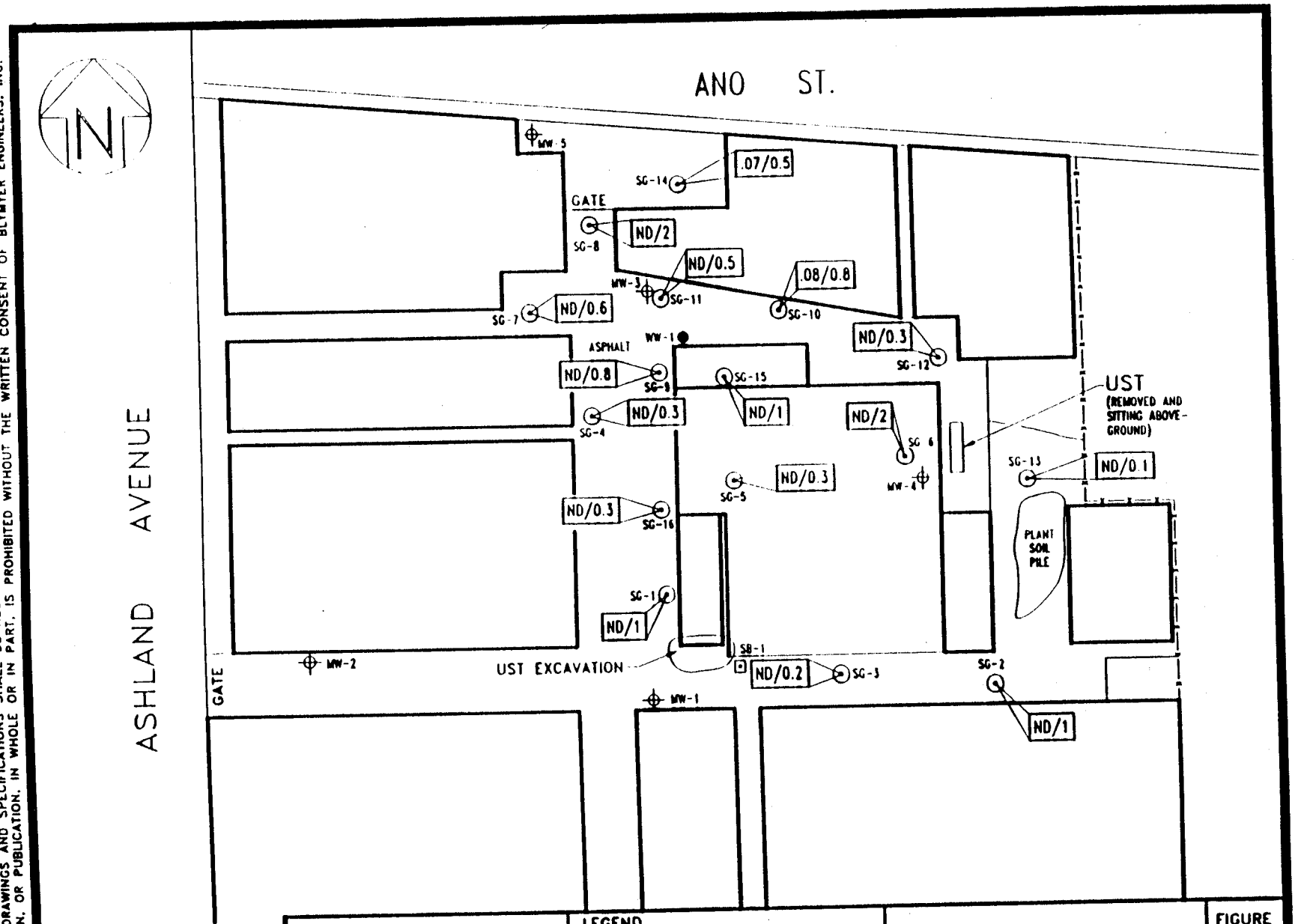

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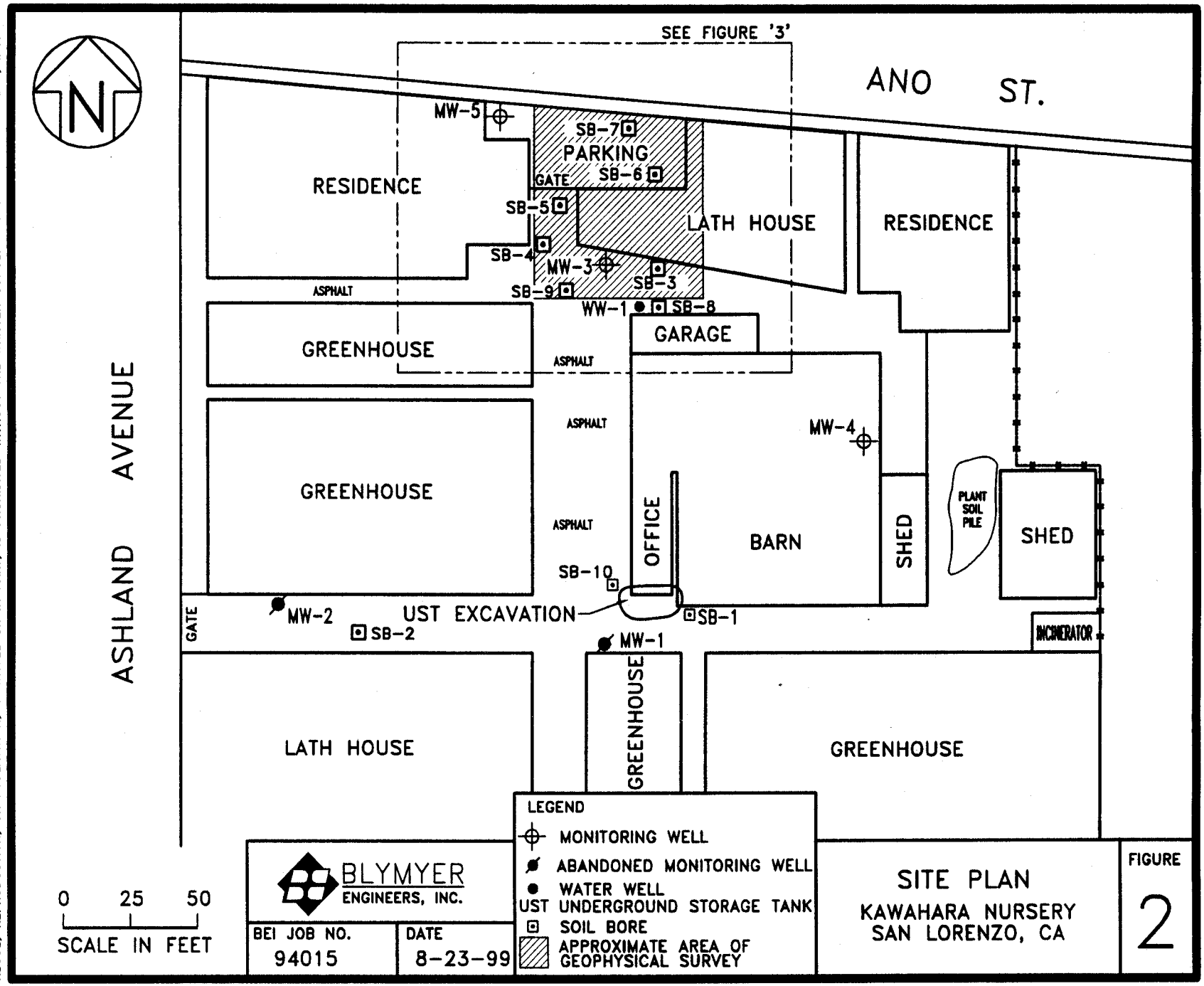
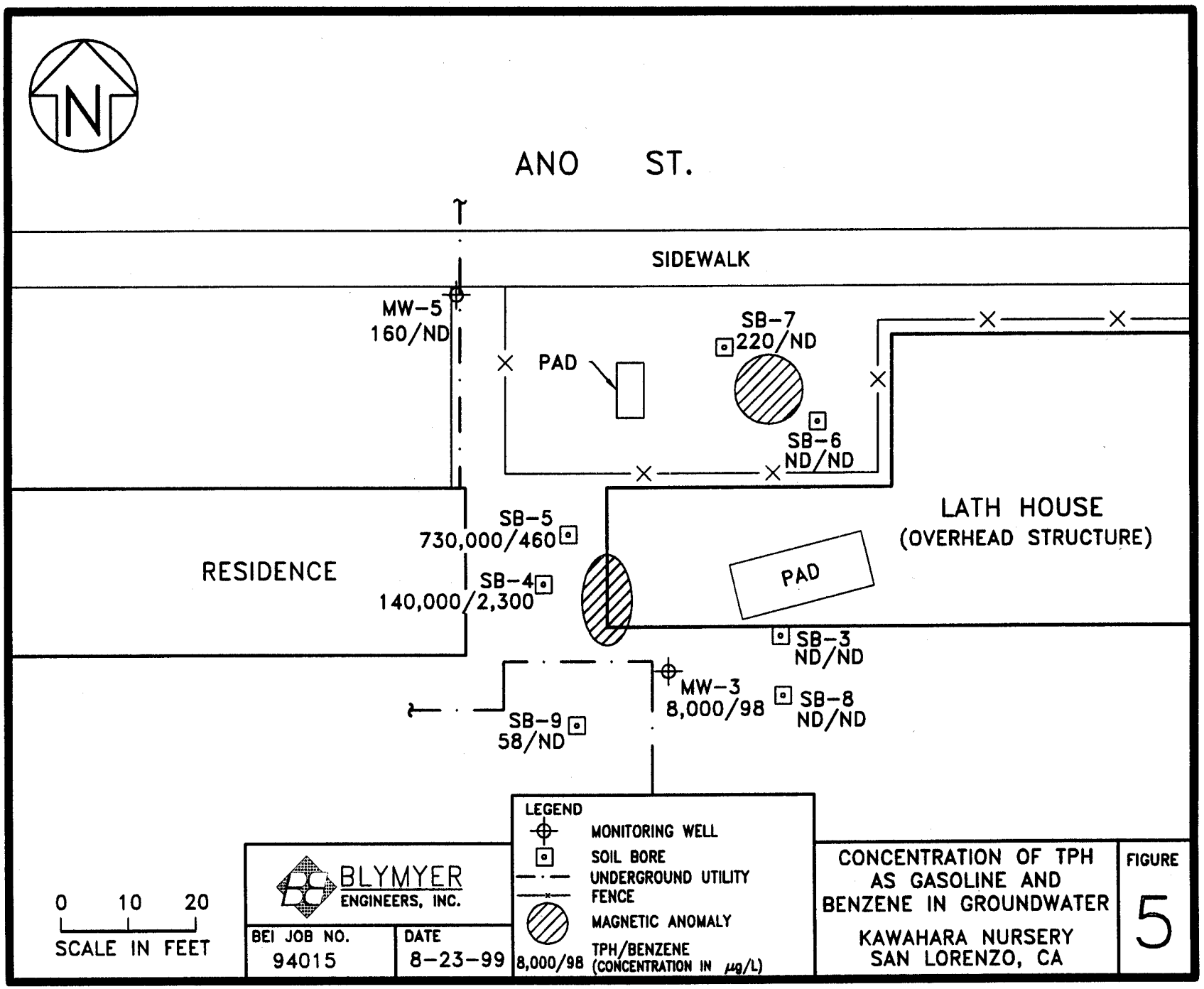
Table I, Summary of Soil Gas Analytical Results
BEI Job No. 94015, Kawahara Nursery, Inc.
16550 Ashland Avenue, San Lorenzo, CA

Sample ID	Benzene (µg/L)	Toluene (µg/L)	Ethylbenzene (µg/L)	Total Xylenes (µg/L)	TVH (µg/L)
SG-01-10.0'	<0.01	<0.02	<0.04	<0.06	**1**
SG-02-11.0'	<0.01	<0.02	<0.04	<0.06	**1**
SG-03-11.0'	<0.01	<0.02	<0.04	<0.06	**0.2**
SG-04-9.0'	<0.01	<0.02	<0.04	<0.06	**0.3**
SG-05-10.0'	<0.03	<0.05	<0.08	<0.1	**0.3**
SG-06-10.0'	<0.03	<0.05	<0.08	<0.1	**2**
SG-07-9.0'	<0.01	<0.02	<0.04	<0.06	**0.6**
SG-08-9.0'	<0.01	<0.02	<0.04	<0.06	**2**
SG-09-9.0'	<0.01	<0.02	<0.04	<0.06	**0.8**
SG-10-10.0'	**0.08**	<0.02	<0.04	<0.06	**0.8**
SG-11-9.0'	<0.03	<0.05	<0.04	<0.1	**0.5**
SG-12-9.0'	<0.03	<0.05	<0.08	<0.1	**0.3**
SG-13-10.0'	<0.01	<0.02	<0.08	<0.06	**0.1**
SG-14-9.0'	**0.07**	<0.02	<0.04	<0.06	**0.5**
SG-15-10.0'	<0.01	<0.02	<0.04	<0.06	**1**
SG-16-10.0'	<0.01	<0.02	<0.04	<0.06	**0.3**

Notes:

TVH	=	Total Volatile Hydrocarbons
µg/L	=	micrograms per liter
<x	=	less then analytical detection limits (x)





BLYMYER ENGINEERS, INC.

BEI JOB NO.	DATE
94015	8-23-99

CONCENTRATION OF TPH AS GASOLINE AND BENZENE IN GROUNDWATER

KAWAHARA NURSERY
SAN LORENZO, CA

FIGURE 5

ACADLW\940155B 1"=20 LW 8-23-99

Table V, Summary of Soil Sample Analytical Results
BEI Job No. 94015, Kawahara Nursery, Inc.
16550 Ashland Avenue, San Lorenzo, California

Sample ID	Collection Date	Modified EPA Method 8015 (mg/kg)		EPA Method 8020 (µg/kg)				
		TPH as Gasoline	TPH as Diesel	MTBE	Benzene	Toluene	Ethylbenzene	Total Xylenes
MW-1 5'	6/10/93	<1	<1	NA	<5	<5	<5	<5
MW-1 16'	6/10/93	<1	<1	NA	<5	<5	<5	<5
MW-2 2.5'	6/10/93	<1	**1.9**	NA	<5	<5	<5	<5
MW-2 11.5	6/10/93	<1	<1	NA	<5	<5	<5	<5
MW-3 6'	6/10/93	<1	<1	NA	<5	<5	<5	<5
MW-3 15'	6/10/93	<1	<1	NA	**200**	**980**	**680**	**4,000**
MW-4 12'	10/31/94	<1	<1	NA	<2.5	<2.5	<2.5	<2.5
MW-4 17'	10/31/94	<1	<1	NA	<2.5	<2.5	<2.5	<2.5
MW-5 12.5'	10/31/94	<1	<1	NA	<2.5	<2.5	<2.5	<2.5
MW-5 17'	10/31/94	<1	<1	NA	<2.5	**11**	<2.5	**27**
SB-1 7.5'	10/31/94	<1	<1	NA	<2.5	<2.5	<2.5	<2.5
SB-1 17'	10/31/94	**130**	**4.1**	NA	<2.5	<2.5	<2.5	<2.5
SB-2 5'	8/9/99	<1	<1	<50	<5	<5	<5	<5
SB-2 10'	8/9/99	<1	<1	<50	<5	<5	<5	<5
SB-2 12.5'	8/9/99	<1	<1	<50	<5	<5	<5	<5
SB-3 10'	8/9/99	<1	<1	<50	<5	<5	<5	<5
SB-3 15'	8/9/99	<1	<1	<50	<5	<5	<5	<5
SB-4 5'	8/9/99	<1	<1	<50	<5	<5	<5	**9**
SB-4 10'	8/9/99	**1.4**	**1.6**	<50	<5	**33**	<5	<5
SB-4 15'	8/9/99	**910**	**360**	<2,000	**870**	**10,000**	**14,000**	**92,000**
SB-5 10'	8/9/99	**1.2**	<1	<50	<5	**26**	<5	<5
SB-5 12'	8/9/99	**250**	**100**	<200	<10	**1,300**	**1,400**	**13,000**
SB-6 5'	8/9/99	<1	**5.7**	<50	<5	<5	<5	**98**
SB-6 10'	8/9/99	<1	<1	<50	<5	<5	<5	<5
SB-6 16'	8/9/99	<1	<1	<50	<5	<5	<5	<5
SB-7 5'	8/9/99	<1	**7.4**	<50	<5	<5	<5	**36**
SB-7 10'	8/9/99	<1	<1	<50	<5	<5	<5	<5
SB-8 5'	8/9/99	<1	**3.8**	<50	<5	<5	<5	<5
SB-8 10'	8/9/99	<1	<1	<50	<5	<5	<5	<5

Table V, Summary of Soil Sample Analytical Results
BEI Job No. 94015, Kawahara Nursery, Inc.
16550 Ashland Avenue, San Lorenzo, California

Sample ID	Collection Date	Modified EPA Method 8015 (mg/kg)		EPA Method 8020 (μg/kg)				
		TPH as Gasoline	TPH as Diesel	MTBE	Benzene	Toluene	Ethylbenzene	Total Xylenes
SB-8 15'	8/9/99	<1	<1	<50	<5	<5	<5	<5
SB-9 5'	8/9/99	<1	**1.8**	<50	<5	<5	<5	<5
SB-9 10'	8/9/99	<1	<1	<50	<5	<5	<5	<5
SB-9 16'	8/9/99	<1	<1	<50	<5	<5	<5	<5
SB-10 5'	8/9/99	<1	<1	<50	<5	<5	<5	<5
SB-10 10'	8/9/99	<1	<1	<50	<5	<5	<5	<5

Notes:

TPH	=	Total petroleum hydrocarbons
EPA	=	Environmental Protection Agency
<x	=	Not detected above the analytical method reporting limit of x
mg/kg	=	Milligrams per kilogram
μg/kg	=	Micrograms per kilogram
NA	=	Not analyzed

Table VI, Summary of Grab Groundwater Analytical Results
BEI Job No. 94015, Kawahara Nursery, Inc.
16550 Ashland Avenue, San Lorenzo, California

Sample ID	Collection Date	Modified EPA Method 8015 (μg/L)		EPA Method 8020 (μg/L)				
		TPH as Gasoline	TPH as Diesel	MTBE	Benzene	Toluene	Ethylbenzene	Total Xylenes
SB-2	8/9/99	<50	160	<5	<0.5	<0.5	<0.5	**1.6**
SB-3	8/9/99	<50	<50	<5	<0.5	<0.5	<0.5	**1.7**
SB-4	8/9/99	**140,000**	**990,000**	<200	**2,300**	**8,700**	**5,300**	**32,000**
SB-5	8/9/99	**730,000**	**610,000**	<800	**460**	**4,600**	**12,000**	**76,000**
SB-6	8/9/99	<50	<50	<5	<0.5	<0.5	<0.5	<0.5
SB-7	8/9/99	**220**	**73**	<5	<0.5	**0.69**	**1.4**	**5.7**
SB-8	8/9/99	<50	<50	<5	<0.5	<0.5	<0.5	**2.1**
SB-9	8/9/99	**58**	<50	<5	<0.5	**0.60**	**1.2**	**7.4**
SB-10	8/9/99	**810**	**500**	<5	<0.5	**6.1**	**18**	**120**
Trip Blank	8/9/99	<50	NA	<5	<0.5	<0.5	<0.5	<0.5

Notes:

TPH	=	Total petroleum hydrocarbons
EPA	=	Environmental Protection Agency
<x	=	Not detected above the analytical method reporting limit of x
μg/L	=	Micrograms per liter
NA	=	Not analyzed

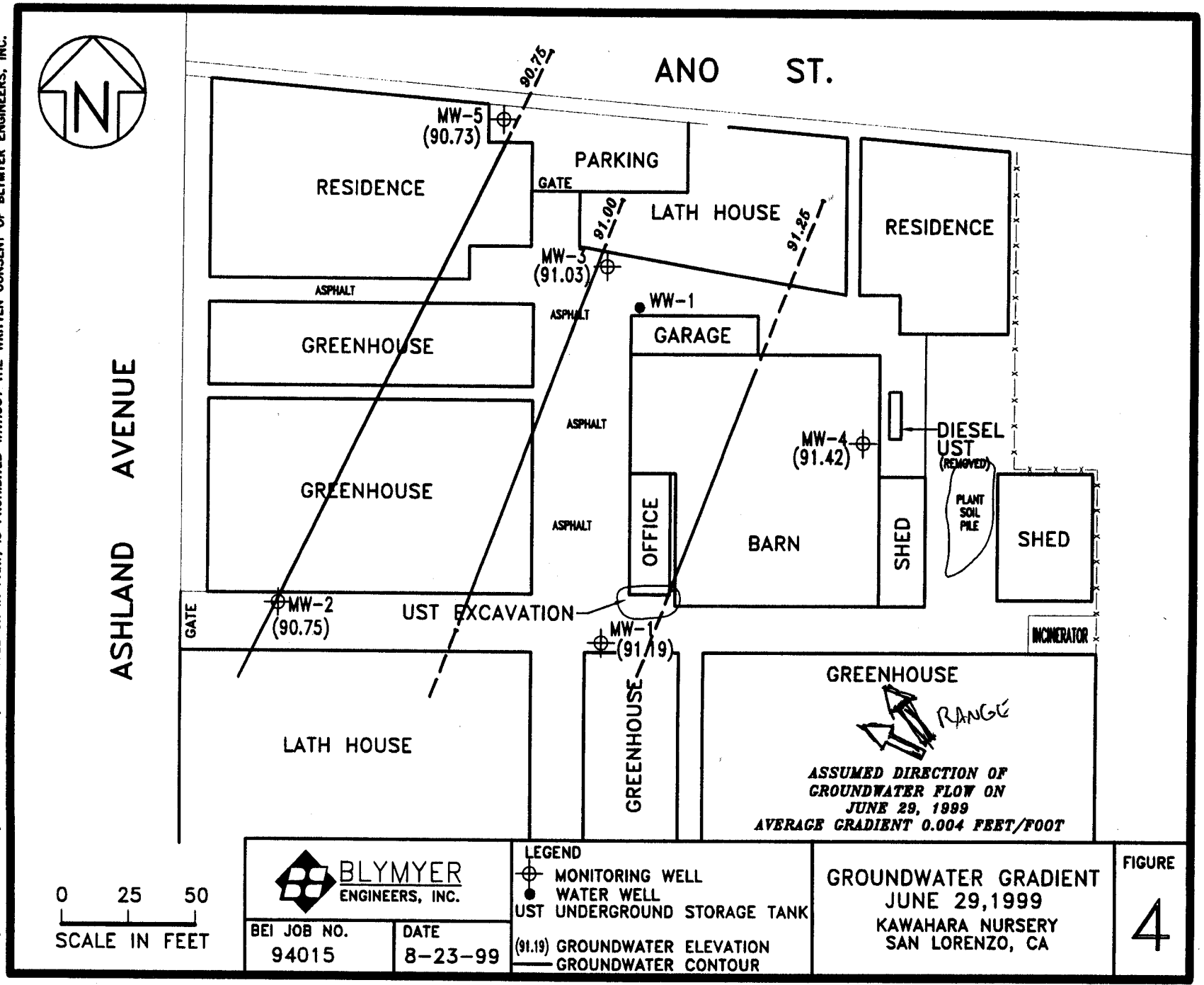


Table I, Summary of Groundwater Elevation Measurements BEI Job No. 94015, Kawahara Nursery, Inc. 16550 Ashland Avenue, San Lorenzo, California				
Well ID	Date	TOC Elevation (feet)	Depth to Water (feet)	Water Surface Elevation (feet)
MW-3	6/16/93	99.52	10.46	89.06
	3/24/94		10.81	88.71
	3/28/94		10.96	88.56
	11/22/94		11.68	87.84
	3/29/95		6.95	92.57
	6/7/95		8.48	91.04
	9/7/95		10.30	89.22
	3/4/99		7.98	91.54
	6/29/99		8.49	91.03
	11/15/99		10.35	89.17
	5/22/00		7.65	91.87
	8/16/00		9.44	90.08
	11/16/00		9.86	89.66
	2/21/01		8.65	90.87
	5/31/01		9.56	89.96
	11/28/01		11.04	88.48
	5/28/02		9.17	90.35
	11/14/02		10.23	89.29

Table I, Summary of Groundwater Elevation Measurements
BEI Job No. 94015, Kawahara Nursery, Inc.
16550 Ashland Avenue, San Lorenzo, California

Well ID	Date	TOC Elevation (feet)	Depth to Water (feet)	Water Surface Elevation (feet)
MW-5	3/29/95	98.14	5.76	92.38
	6/7/95		7.33	90.81
	9/7/95		9.11	89.03
	3/4/99		6.63	91.51
	6/29/99		7.41	90.73
	11/15/99		9.18	88.96
	5/22/00		6.68	91.46
	8/16/00		8.27	89.87
	11/16/00		8.68	89.46
	2/21/01		7.51	90.63
	5/31/01		8.40	89.74
	11/28/01		9.79	88.35
	5/28/02		8.05	90.09
	11/14/02		9.03	89.11

Notes: TOC = Top of casing
Elevations in feet above mean sea level

Table II, Summary of Groundwater Sample Hydrocarbon Analytical Results
BEI Job No. 94015, Kawahara Nursery
16550 Ashland Avenue, San Lorenzo, California

Sample ID	Date	Modified EPA Method 8015 (μg/L)		EPA Method 8020 or 8021B (μg/L)					EPA Method 8260 (μg/L)
		TPH as Gasoline	TPH as Diesel	B	T	E	X	MTBE	MTBE
MW-1	6/16/93	<50	<50	<0.5	<0.5	<0.5	<0.5	NS	NS
	3/28/94	<50	<50	<0.5	<0.5	<0.5	<0.5	NS	NS
	11/8/94	NS	NS	NS	NS	NS	NS	NS	NS
	3/29/95	<50	<50	<0.5	<0.5	<0.5	<0.5	NS	NS
	6/7/95	<50	<50	<0.5	<0.5	<0.5	<0.5	NS	NS
	9/7/95	<50	<50	<0.5	<0.5	<0.5	<0.5	NS	NS
	3/4/99	NS	NS	NS	NS	NS	NS	NS	NS
	6/29/99	NS	NS	NS	NS	NS	NS	NS	NS
	11/15/99	NS	NS	NS	NS	NS	NS	NS	NS
	5/22/00	NS	NS	NS	NS	NS	NS	NS	NS
	8/16/00	NS	NS	NS	NS	NS	NS	NS	NS
	11/16/00	NS	NS	NS	NS	NS	NS	NS	NS
	2/21/01	NS	NS	NS	NS	NS	NS	NS	NS
	5/31/01	NS	NS	NS	NS	NS	NS	NS	NS
	11/28/01	NS	NS	NS	NS	NS	NS	NS	NS
	5/28/02	NS	NS	NS	NS	NS	NS	NS	NS
	11/14/02	NS	NS	NS	NS	NS	NS	NS	NS

Table II, Summary of Groundwater Sample Hydrocarbon Analytical Results
BEI Job No. 94015, Kawahara Nursery
16550 Ashland Avenue, San Lorenzo, California

Sample ID	Date	Modified EPA Method 8015 (µg/L)		EPA Method 8020 or 8021B (µg/L)					EPA Method 8260 (µg/L)
		TPH as Gasoline	TPH as Diesel	B	T	E	X	MTBE	MTBE
MW-2	6/16/93	<50	<50	<0.5	<0.5	<0.5	<0.5	NS	NS
	3/28/94	<50	<50	<0.5	<0.5	<0.5	<0.5	NS	NS
	11/8/94	NS	NS	NS	NS	NS	NS	NS	NS
	3/29/95	<50	<50	<0.5	<0.5	<0.5	<0.5	NS	NS
	5/7/95	<50	<50	<0.5	<0.5	<0.5	<0.5	NS	NS
	9/7/95	<50	<50	<0.5	<0.5	<0.5	<0.5	NS	NS
	3/4/99	NS	NS	NS	NS	NS	NS	NS	NS
	6/29/99	NS	NS	NS	NS	NS	NS	NS	NS
	11/15/99	NS	NS	NS	NS	NS	NS	NS	NS
	5/22/00	NS	NS	NS	NS	NS	NS	NS	NS
	8/16/00	NS	NS	NS	NS	NS	NS	NS	NS
	11/16/00	NS	NS	NS	NS	NS	NS	NS	NS
	2/21/01	NS	NS	NS	NS	NS	NS	NS	NS
	5/31/01	NS	NS	NS	NS	NS	NS	NS	NS
	11/28/01	NS	NS	NS	NS	NS	NS	NS	NS
	5/28/02	NS	NS	NS	NS	NS	NS	NS	NS
	11/14/02	NS	NS	NS	NS	NS	NS	NS	NS

Table II, Summary of Groundwater Sample Hydrocarbon Analytical Results
BEI Job No. 94015, Kawahara Nursery
16550 Ashland Avenue, San Lorenzo, California

Sample ID	Date	Modified EPA Method 8015 (μg/L)		EPA Method 8020 or 8021B (μg/L)					EPA Method 8260 (μg/L)
		TPH as Gasoline	TPH as Diesel	B	T	E	X	MTBE	MTBE
MW-3	6/16/93	**120,000**	**170,000**	**4,600**	**8,400**	**2,100**	**27,000**	NS	NS
	3/28/94	**23,000**	**94,000**	**4,800**	**6,500**	**3,000**	**15,000**	NS	NS
	11/8/94	**35,000**	**27,000**	**3,600**	**4,100**	**2,700**	**18,000**	NS	NS
	3/29/95	**18,000**	<50*	**1,600**	**1,400**	**780**	**6,200**	NS	NS
	6/7/95	**20,000**	<50	**1,700**	**1,400**	**750**	**6,800**	NS	NS
	9/7/95	**17,000**	<50	**1,100**	**800**	**570**	**4,800**	NS	NS
	3/4/99	**1,300**	<50	**33**	<0.5	**1.2**	**17**	**5.3** [e]	NS
	6/29/99	**8,000**	<1,000	**98**	**34**	**3.7**	**1,200**	**37** [e]	NS
	11/15/99	**4,200**	**2,000** [a]	**63**	**25**	**65**	**590**	**33** [e]	NS
	5/22/00	**5,800**	**1,480**	**53**	**29**	**58**	**490**	**4.9** [e]	NS
	8/16/00	**2,400**	**530** [c,*]	**18**	**5.8** [b]	**18**	**182**	**12** [b,e]	**ND** [e]
	11/16/00	**9,000**	**3,700** [c,*]	**35**	**27**	**88**	**719**	**<10** [e]	NS
	2/21/01	**2,400**	**880** [c,*]	**28**	**12**	**46**	**276**	**<2.0**	NS
	5/31/01	**2,900**	**680** [c,*]	**5.3**	**33** [b]	**17**	**144**	**<2.0**	NS
	11/28/01	**1,700**	**430** [c,*]	**23**	**3.0**	**37**	**184**	**4.2** [e]	NS
	5/28/02	**870**	**570** [c,*]	**6.3**	**2.2**	**12**	**70**	**2.3** [e]	NS
	11/14/02	**3,300** [f,g]	**910** [c,g]	**27**	**3.6**	**52**	**206**	<2.0 [e]	NS

Table II, Summary of Groundwater Sample Hydrocarbon Analytical Results
BEI Job No. 94015, Kawahara Nursery
16550 Ashland Avenue, San Lorenzo, California

Sample ID	Date	Modified EPA Method 8015 (μg/L)		EPA Method 8020 or 8021B (μg/L)					EPA Method 8260 (μg/L)
		TPH as Gasoline	TPH as Diesel	B	T	E	X	MTBE	MTBE
MW-4	6/16/93	NS	NS	NS	NS	NS	NS	NS	NS
	3/28/94	NS	NS	NS	NS	NS	NS	NS	NS
	11/8/94	<50	<50	<0.5	<0.5	<0.5	<0.5	NS	NS
	3/29/95	<50	<50	<0.5	<0.5	<0.5	<0.5	NS	NS
	6/7/95	<50	<50	<0.5	<0.5	<0.5	<0.5	NS	NS
	9/7/95	<50	<50	<0.5	<0.5	<0.5	<0.5	NS	NS
	3/4/99	<50	<50	<0.5	<0.5	<0.5	<0.5	<5.0 [e]	NS
	6/29/99	**130**	<50	<0.5	<0.5	<0.5	<0.5	<5.0 [e]	NS
	11/15/99	<50	<50	<0.5	<0.5	<0.5	<0.5	<5.0 [e]	NS
	5/22/00	<50	<50	<0.5	<0.5	<0.5	<0.5	<2.0 [e]	NS
	8/16/00	<50	**56** [*, d]	<0.5	<0.5	<0.5	**0.51**	**2.3** [e]	NS
	11/16/00	<50	<50	<0.5	<0.5	<0.5	<0.5	<2.0 [e]	NS
	2/21/01	<50	<50	<0.5	<0.5	<0.5	<0.5	**2.6** [e]	NS
	5/31/01	<50	<50	<0.5	<0.5	<0.5	<0.5	<2.0 [e]	NS
	11/28/01	<50	<50	<0.5	<0.5	<0.5	<0.5	<2.0 [e]	NS
	5/28/02	<50	<50	<0.5	<0.5	<0.5	<0.5	<2.0 [e]	NS
	11/14/02	<50	<50	<0.5	<0.5	<0.5	<0.5	<2.0 [e]	NS

Table II, Summary of Groundwater Sample Hydrocarbon Analytical Results
BEI Job No. 94015, Kawahara Nursery
16550 Ashland Avenue, San Lorenzo, California

Sample ID	Date	Modified EPA Method 8015 (μg/L)		EPA Method 8020 or 8021B (μg/L)					EPA Method 8260 (μg/L)
		TPH as Gasoline	TPH as Diesel	B	T	E	X	MTBE	MTBE
MW-5	6/16/93	NS	NS	NS	NS	NS	NS	NS	NS
	3/28/94	NS	NS	NS	NS	NS	NS	NS	NS
	11/8/94	<50	<50	<0.5	<0.5	<0.5	<0.5	NS	NS
	3/29/95	<50	**64**	<0.5	<0.5	<0.5	<0.5	NS	NS
	6/7/95	<50	<50	<0.5	<0.5	<0.5	<0.5	NS	NS
	9/7/95	<50	<50	<0.5	<0.5	<0.5	<0.5	NS	NS
	3/4/99	<50	<50	<0.5	<0.5	<0.5	<0.5	<5.0 [e]	NS
	6/29/99	**160**	<50	<0.5	<0.5	<0.5	<0.5	<5.0 [e]	NS
	11/15/99	<50	<50	<0.5	<0.5	<0.5	<0.5	<5.0 [e]	NS
	5/22/00	<50	<50	<0.5	<0.5	<0.5	<0.5	<2.0 [e]	NS
	8/16/00	<50	<50	<0.5	<0.5	<0.5	<0.5	**3.5** [e]	NS
	11/16/00	<50	<50	<0.5	<0.5	<0.5	<0.5	<2.0 [e]	NS
	2/21/01	<50	<50	<0.5	<0.5	<0.5	<0.5	<2.0 [e]	NS
	5/31/01	<50	<50	<0.5	<0.5	<0.5	<0.5	**2.8** [e]	NS
	11/28/01	<50	<50	<0.5	<0.5	<0.5	<0.5	**4.2** [e]	NS
	5/28/02	<50	<50	<0.5	<0.5	<0.5	<0.5	<2.0 [e]	NS
	11/14/02	<50	<50	<0.5	<0.5	<0.5	<0.5	**3.1** [e]	NS

Table II continued, Summary of Groundwater Sample Hydrocarbon Analytical Results

Notes:

µg/L	=	Micrograms per liter
TPH	=	Total Petroleum Hydrocarbons
B	=	Benzene
T	=	Toluene
E	=	Ethylbenzene
X	=	Total Xylenes
MTBE	=	Methyl *tert*-butyl ether
NS	=	Not Sampled
<x	=	Less than the analytical detection limit (x)
EPA	=	Environmental Protection Agency
*	=	Laboratory reported the presence of petroleum hydrocarbons with a chromatograph pattern uncharacteristic of diesel fuel
a	=	Laboratory note indicates the result is within the quantitation range, but that the chromatographic pattern is not typical of fuel
b	=	Laboratory note indicates that confirmation of the result differed by more than a factor of two
c	=	Laboratory note indicates lighter hydrocarbons contributed to the quantification
d	=	Laboratory note indicates the sample has an unknown single peak or peaks
e	=	Detection of MTBE by EPA Method 8021B is regarded as erroneous; likely chemical detected is 3-methyl-pentane. See text and Table IV.
f	=	Laboratory notes that heavier hydrocarbons contributed to the quantitation
g	=	Laboratory notes that the sample exhibits a fuel pattern that does not resemble the standard

Table IV, Summary of Groundwater Sample Fuel Oxygenate Analytical Results
BEI Job No. 94015, Kawahara Nursery
16550 Ashland Avenue, San Lorenzo, California

Sample ID	Date	EPA Method 8260				
		TBE (μg/L)	MTBE (μg/L)	DIPE (μg/L)	ETBE (μg/L)	TAME (μg/L)
MW-3	8/16/00	<20	<0.50	<0.50	<0.50	<0.50

Notes: TBE = *tert*-Butyl Alcohol
MTBE = Methyl *tert*-butyl ether
DIPE = Isopropyl Ether
ETBE = Ethyl *tert*-Butyl Ether
TAME = Methyl *tert*-Amyl Ether
(μg/L) = Milligrams per liter

BLYMYER ENGINEERS, INC. BEI

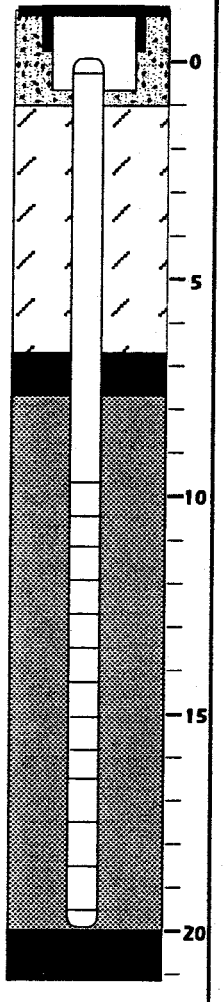
Job #: 93071
Log of Bore No.: MW-1
Client: Kawahara Nursery
Site: San Leandro, CA
Driller: Ted Trevor
Drilling Contractor: Gregg Drilling
Logged by: L. Buckman

Date Drilled: 6/10/93
Drilling Equipment: Hollow Stem Auger
Bore diameter: 6 inches
Total depth: 19.8 feet
Initial water level: ▽15 feet
Stabilized water level: ▼10.7 feet

Well Completion

Completion Depth: Size/Type	Depth (feet) From	To
Surface Completion: Flush Mount w/locking cap		
Blank Casing: 2" Diam./PVC	1.0	9.8
Slotted Casing: 0.02" Slot 2" Diam./PVC	9.8	19.8
Filter Pack: Silica Sand	7.8	19.8
Seal: Hydrated Bentonite	6.0	7.8
Annular Seal: Cement Grout	1.0	6.0
Bottom Seal: Cement Grout	19.8	21.0

Depth (Ft.)	Blows/6 In.	P.I.D. (ppm)	Samples	DESCRIPTION	Unified Soil Classification	Graphic Log	Water Depth
0				0-1.0' Gravel fill	F		
		0		1.0-6.0' Clay, silty, sandy, brown - black, moist.			
		0			CL		
5				6.0-7.0' Gravel, sandy, poorly graded, tan, dry.	GP		
		0		7.0-12' Clay, silty, sandy, tan, dry.			10.07 ▼
10					CL		
				12-13' Clay, plastic, grey, dry.			
				13-15' Clay, silty, tan, moist.			
		0					15.0 ▽
15				15-16' Gravel, sandy, poorly graded, wet, no odor.	GP		
				16-19.8' Clay, silty, tan, moist.	CL		
		0					
20				End of bore 19.8 feet			
25							
30							



BLYMER ENGINEERS, INC. (BEI)

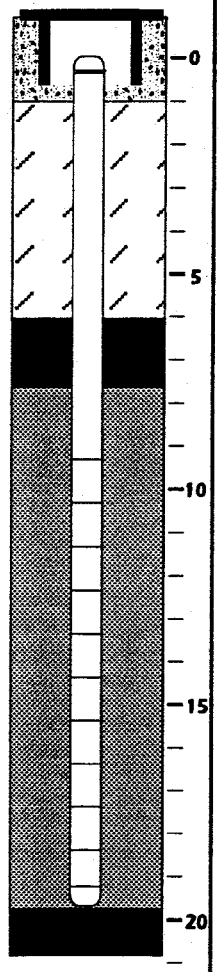
Job #: 93071
Log of Bore No.: MW-2
Client: Kawahara Nursery
Site: San Leandro, CA
Driller: Ted Trevor
Drilling Contractor: Gregg Drilling
Logged by: Laurie Buckman

Date Drilled: 6/10/93
Drilling Equipment: Hollow Stem Auger
Bore diameter: 6"
Total depth: 19.7 feet
Initial water level: ▽ 12 feet
Stabilized water level: ▼ 10.24 feet

Well Completion

Completion Depth: Size/Type	Depth (feet) From	To
Surface Completion: Flush Mount w/locking cap		
Blank Casing: 2" Diam./PVC	1.0	9.7
Slotted Casing: 0.02" Slot 2" Diam./PVC	9.7	19.7
Filter Pack: Silica Sand	7.7	19.7
Seal: Hydrated Bentonite	6.0	7.7
Annular Seal: Cement Grout	1.0	6.0
Bottom Seal: Cement Grout	19.7	21.0

Depth (Ft.)	Blows/6 In.	P.I.D. (ppm)	Samples	DESCRIPTION	Unified Soil Classification	Graphic Log	Water Depth
0				0.0-1.0' Gravel fill	F		
		0		1.0-4.0' Clay, silty-sandy, tan-black, dry.	CL		
5		0		4.0-5.0' Gravel, sandy, poorly graded, tan, dry.	GP		
				5.0-7.0' Sand, poorly graded, tan, iron stained, moist.	SP		
				7.0-8.0' Gravel, sandy, poorly graded, tan.	GP		
10		0		8.0-11.0' Clay, silty-sandy, tan, dry.	CL		10.24 ▼
				11.0-12.0' Sand, poorly graded, tan, iron stained, wet.	SP		12.0 ▽
15		0		12.0-19.7' Clay, plastic, grey.	CL		
20		0		Bottom of bore 19.7 feet			
25							
30							



BLYMER ENGINEERS, INC. (BEI)

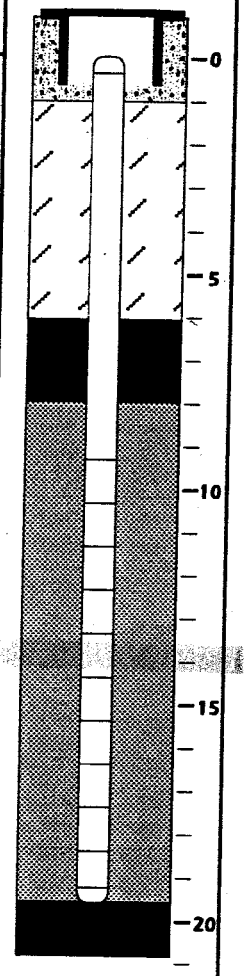
Job #: 93071
Log of Bore No.: MW-3
Client: Kawahara Nursery
Site: San Leandro, CA
Driller: Ted Trevor
Drilling Contractor: Gregg Drilling
Logged by: Laurie Buckman

Date Drilled: 6/10/93
Drilling Equipment: Hollow Stem Auger
Bore diameter: 6"
Total depth: 19.5 feet
Initial water level: ▽ 13 feet
Stabilized water level: ▼ 10.46 feet

Well Completion

Completion Depth: Size/Type	Depth (feet) From	To
Surface Completion: Flush Mount w/locking cap		
Blank Casing: 2" Diam./PVC	1.0	9.5
Slotted Casing: 0.02" Slot 2" Diam./PVC	9.5	19.5
Filter Pack: Silica Sand	8.0	19.5
Seal: Hydrated Bentonite	6.0	8.0
Annular Seal: Cement Grout	1.0	6.0
Bottom Seal:	19.5	21.0

Depth (Ft.)	Blows/6 In.	P.I.D. (ppm)	Samples	DESCRIPTION	Unified Soil Clasification	Graphic Log	Water Depth
0				0.0-1.0' Gravel fill			
		0		1.0-6.0' Clay, silty, brown-black, moist.	CL		
5		0		6.0-7.0' Gravel, sandy, tan, poorly graded, dry.	GP		
				7.0-10.0' Clay, silty, sandy, brown, dry.	CL		10.46 ▼
10		0		10.0-13.0' Clay, plastic, tan-grey, dry.			
		2,300		13.0-15.0' Gravel, silty-sandy, tan, wet, strong hydrocarbon odor (15' appears bad bottom.)			13.0 ▽
15					GP		
		1,900		15.0-17.0' Clay, plastic, tan, moist.			
				17.0-19.5' Clay, silty, tan, moist	CL		
20		2,100		Bottom of bore 19.5 feet			
25							
30							



BORE & WELL CONSTRUCTION LOG: MW-4

BLYMYER ENGINEERS, INC.

Job No.: 94015
Client: Kawahara Nursery
Site: 18550 Ashland Avenue
San Lorenzo, CA
Date Drilled: 10/31/94
Logged By: L. Buckman

Drilling Company: Gregg Drilling
Driller: Ted
Drilling Equipment: SIMCO/Hollow Stem Rotary
Sample Method: Brass Lined Split-spoon
Bore Diameter: 8 in.
Total Depth: 20.5 ft.

Initial Water Depth: ▽ 18.5 ft.
Stabilized Water Depth: ▼ 12.34 ft.

Well Completion Depth: 20.25 ft.

Component Size/Type	Depths in feet From	To
Surface Completion: Flush Traffic Rated Vault with Locking Cap		
Surface Seal: Asphalt/Cement	.00	1.00
Annular Seal: Grout	1.00	11.00
Seal: Hydrated Bentonite	11.00	13.00
Sand Pack: #2-12 Sand	13.00	20.50
Bottom Seal: PVC Cap	20.00	20.25
Blank Casing: 2" Diam. PVC	.50	15.00
Screened Casing: 0.02" Slot-2" Diam. PVC	15.00	20.00

Sample Intervals: Cored, Cored/Analyzed

Depth (ft.)	Blows/6 in.	P.I.D. (ppm)	Unified Soil Classification	LITHOLOGIC DESCRIPTION
0			A	ASPHALT-gravel FILL
		0		Black silty CLAY, with sand; dry; odorless
		0		
		0.3	CL	
5		0		
		0		Brown sandy CLAY, with gravel; dry; odorless
		0.2		
		0	SM	Brown silty SAND, with <2% clay; moist; odorless
		0.2		
		0		Brown silty CLAY, with <2% gravel; moist; organic;
10		0	CL	odorless
		0		
		0	SM	Brown silty SAND, with gravel; medium grained;
		0	CL	poorly graded; wet; odorless
		0.3	SM	Brown silty CLAY, with <2% gravel; moist; organic;
		0		odorless
15		0		Brown silty SAND, <2% clay; fine grained; poorly
		0		graded; moist; iron-stained; odorless
		0	CL	Brown silty CLAY; moist; iron-stained; odorless
		0		gray; very moist; odorless
		0		
		0		
		0	ML	Gray silty SAND, with <2% clay and <2% gravel;
20		0		fine to medium grained; poorly graded; wet;
				odorless
				Gray silty CLAY; very moist; iron-stained; odorless
				Bore terminated at 20.5 ft.
25				

Water Depth: ▼ 12.34' ▽ 18.5'

REGISTERED GEOLOGIST
JOHN C. MORRISON
No. 5773
Exp. 2/2/95
STATE OF CALIFORNIA

BORE & WELL CONSTRUCTION LOG: MW-5

BLYMYER
ENGINEERS, INC.

Job No.: 94015
Client: Kawahara Nursery
Site: 16550 Ashland Avenue
San Lorenzo, CA
Date Drilled: 10/31/94
Logged By: L. Buckman

Drilling Company: Gregg Drilling
Driller: Ted
Drilling Equipment: SIMCO/Hollow Stem Rotary
Sample Method: Brass Lined Split-spoon
Bore Diameter: 8 in.
Total Depth: 20.5 ft.

Initial Water Depth: ▽ 20 ft.
Stabilized Water Depth: ▼ 10.42 ft.

Well Completion Depth: 20.25 ft.

Component Size/Type	Depths in feet From	To
Surface Completion: Flush Traffic Rated Vault with Locking Cap		
Surface Seal: Asphalt/Cement	.00	1.00
Annular Seal: Grout	1.00	11.00
Seal: Hydrated Bentonite	11.00	13.00
Sand Pack: #2-12 Sand	13.00	20.50
Bottom Seal: PVC Cap	20.00	20.25
Blank Casing: 2" Diam. PVC	.50	15.00
Screened Casing: 0.02" Slot-2" Diam. PVC	15.00	20.00

Depth (ft.)	Blows/6 in.	P.I.D. (ppm)	Sample Intervals Cored / Cored/Analyzed	LITHOLOGIC DESCRIPTION	Unified Soil Classification
0				ASPHALT-gravel FILL	A
		0		Brown silty CLAY, with sand and <2% gravel; dry; odorless	
		0			
		0			
		0			
5		0			CL
		0			
		0			
		1.1		<2% gravel; slightly moist; iron-stained; odorless	
		0			
		0		Tan silty SAND; fine grained; poorly graded; dry; odorless	SM
10		0		Tan silty CLAY; slightly moist; iron-stained; odorless	CL
		0			
		1.1			
		0		Tan silty SAND, with gravel; fine grained; poorly graded; wet; odorless	SM
		0		Gray silty CLAY, moist; odorless	
		0		tan; moist; odorless; iron-stained	
15		0		gray; very moist; odorless	CL
		0		tan gray; with <1% sand; very moist; iron-stained; odorless	
		0		tan gray; with <2% gravel; wet; iron-stained; odorless	
		0			
		0		Tan gray silty SAND, with <2% gravel; medium grained; poorly graded; wet; odorless	SM
20		0			
		0		Bore terminated at 20.5 ft.	
25					

Graphic Log / Water Depth: ▼ 10.42' ; ▽ 20'

REGISTERED GEOLOGIST
JOHN C. MORRISON
No. 5773
Exp. 2/20/95
STATE OF CALIFORNIA

BLYMYER
ENGINEERS, INC.

BORE LOG: SB-1

Job No.: 94015
Client: Kawahara Nursery
Site: 16550 Ashland Avenue
San Lorenzo, CA
Date Drilled: 10/31/94
Logged By: L. Buckman

Drilling Company: Gregg Drilling
Driller: Ted
Drilling Equipment: SIMCO/Hollow Stem Rotary
Sample Method: Brass Lined Split-spoon
Bore Diameter: 8 in.
Total Depth: 18 ft.

Initial Water Depth: ▽ 17.2 ft.
Stabilized Water Depth: ▼

Depth (ft.)	Blows/6 in.	P.I.D. (ppm)	Sample Intervals Cored / Cored/Analyzed	LITHOLOGIC DESCRIPTION	Unified Soil Classification	Graphic Log	Water Depth
0				CONCRETE-gravel FILL	C		
		0.3		Brown silty CLAY, with sand and <2% gravel; dry; odorless	CL		
		0					
		0					
		0					
5		0					
		0					
		0		Tan silty SAND; fine grained; poorly graded; moist; odorless	SM		
		0		Tan silty CLAY, with <1% gravel; moist; iron-stained; odorless	CL		
10		0.1					
		0					
		0					
		0					
		0		Tan silty SAND, with gravel; fine grained; poorly graded; wet; odorless	SM		
		0		Gray silty CLAY, moist; odorless	CL		
15		0					
		0					
		0		tan; <1% gravel; moist; odorless			▽ 17.2'
		0		Tan gray silty SAND, with <2% gravel; medium grained; poorly graded; wet; odorless	SM		
		0		Bore terminated at 18 ft.			
20							
25							

REGISTERED GEOLOGIST
JOHN C. MORRISON
No. 5773
Exp. 12/20/95
STATE OF CALIFORNIA

BLYMYER
ENGINEERS, INC.

SOIL BORE LOG: SB-2

Job No.: 94015
Client: Kawahara Nursery
Site: 18550 Ashland Avenue
San Lorenzo, CA
Date Drilled: 8/9/99
Logged By: J. Hudson

Drilling Company: Gregg Drilling
Driller: Bob
Drilling Equipment: Rhino Direct Push
Sample Method: Plastic Sleeves
Bore Diameter: 1.5 in.
Total Depth: 18 ft.

Initial Water Depth: ▽ 12 ft.
Stabilized Water Depth: ▼

Depth (ft.)	Blows/6 in.	P.I.D. (ppm)	Sample Intervals	LITHOLOGIC DESCRIPTION	Unified Soil Classification	Graphic Log	Water Depth
0				ASPHALT-gravel; FILL	F		
				Brown silty CLAY, with sand and <2% gravel; dry; odorless	CL		
5		4.2					
				Tan silty SAND; fine grained with gravel; moist; odorless	SM		
				Tan silty CLAY, with <1% gravel; moist; odorless	CL		
10		5.1					▽ 12'
				Tan silty SAND; fine grained; poorly graded; wet; odorless	SM		
				Gray silty CLAY, moist; odorless	CL		
15				Bore terminated at 18 ft.			
20							
25							
30							

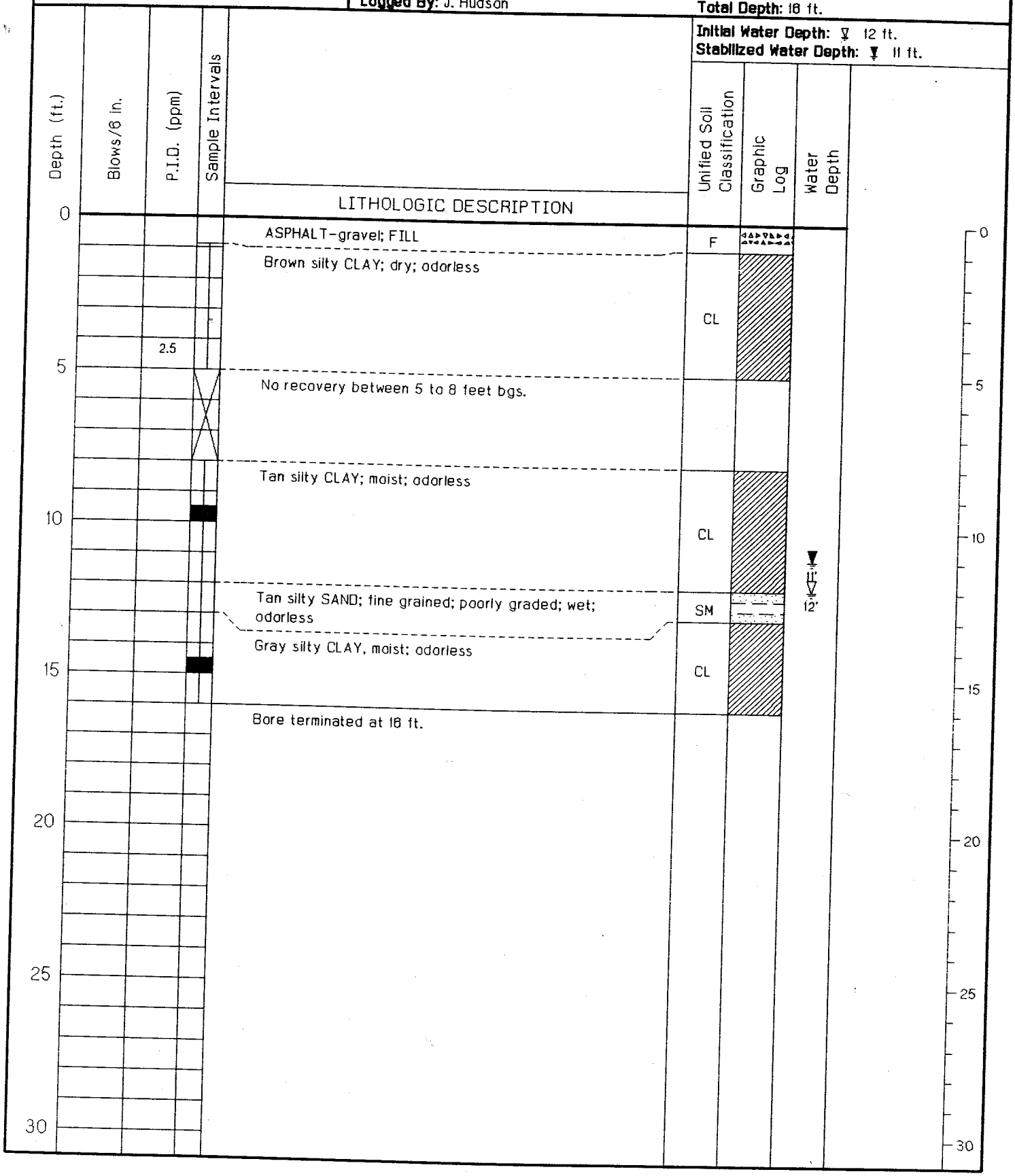
BLYMYER
ENGINEERS, INC.

SOIL BORE LOG: SB-3

Job No.: 94015
Client: Kawahara Nursery
Site: 18550 Ashland Avenue
San Lorenzo, CA
Date Drilled: 8/9/99
Logged By: J. Hudson

Drilling Company: Gregg Drilling
Driller: Bob
Drilling Equipment: Rhino Direct Push
Sample Method: Plastic Sleeves
Bore Diameter: 1.5 in.
Total Depth: 18 ft.

Initial Water Depth: ▽ 12 ft.
Stabilized Water Depth: ▼ 11 ft.



BLYMYER
ENGINEERS, INC.

SOIL BORE LOG: SB-4

Job No.: 94015
Client: Kawahara Nursery
Site: 18550 Ashland Avenue
San Lorenzo, CA
Date Drilled: 8/9/99
Logged By: J. Hudson

Drilling Company: Gregg Drilling
Driller: Bob
Drilling Equipment: Rhino Direct Push
Sample Method: Plastic Sleeves
Bore Diameter: 1.5 in.
Total Depth: 18 ft.

Initial Water Depth: ▽ 12.5 ft.
Stabilized Water Depth: ▼ 11 ft.

Depth (ft.)	Blows/6 in.	P.I.D. (ppm)	Sample Intervals	LITHOLOGIC DESCRIPTION	Unified Soil Classification	Graphic Log	Water Depth
0				ASPHALT-gravel; FILL	F		
				Brown silty CLAY; trace fine sand; dry; odorless	CL		
5				As above; gray between 6 to 7 ft.	CL		
				Tan silty SAND; fine grained; with gravel	SM		
				Gray silty CLAY; moist	CL		▼ 11'
10				Gray silty SAND; fine grained; wet; strong gasoline odor	SM		▽ 12.5'
		543		Gray silty CLAY, moist	CL		
15				Bore terminated at 18 ft.			
20							
25							
30							

SOIL BORE LOG: SB-5

BLYMYER
ENGINEERS, INC.

Job No.: 94015
Client: Kawahara Nursery
Site: 18550 Ashland Avenue
San Lorenzo, CA
Date Drilled: 8/9/99
Logged By: J. Hudson

Drilling Company: Gregg Drilling
Driller: Bob
Drilling Equipment: Rhino Direct Push
Sample Method: Plastic Sleeves
Bore Diameter: 1.5 in.
Total Depth: 18 ft.

Initial Water Depth: ▽ 12.5 ft.
Stabilized Water Depth: ▼ 11 ft.

Depth (ft.)	Blows/6 in.	P.I.D. (ppm)	Sample Intervals	LITHOLOGIC DESCRIPTION	Unified Soil Classification	Graphic Log	Water Depth
0				ASPHALT-gravel; FILL	F		
				Brown silty CLAY; with sand; dry; odorless	CL		
5				No recovery between 4 to 8 feet bgs.			
				Gray to brown silty CLAY; moist; strong gasoline odor at 12 ft.	CL		
10		1308					▼ 11'
				No recovery between 12 to 18 ft.			▽ 12.5'
15							
				Bore terminated at 18 ft.			
20							
25							
30							

BLYMYER
ENGINEERS, INC.

SOIL BORE LOG: SB-6

Job No.: 94015
Client: Kawahara Nursery
Site: 18550 Ashland Avenue
San Lorenzo, CA
Date Drilled: 8/9/99
Logged By: J. Hudson

Drilling Company: Gregg Drilling
Driller: Bob
Drilling Equipment: Rhino Direct Push
Sample Method: Plastic Sleeves
Bore Diameter: 1.5 in.
Total Depth: 18 ft.

Initial Water Depth: ▽ 13 ft.
Stabilized Water Depth: ▼ 11 ft.

Depth (ft.)	Blows/6 in.	P.I.D. (ppm)	Sample Intervals	LITHOLOGIC DESCRIPTION	Unified Soil Classification	Graphic Log	Water Depth
0				ASPHALT-gravel; FILL	F		
				Brown silty CLAY; dry; odorless	CL		
		3.7					
5							
				Tan silty SAND; fine grained; with gravel; moist; odorless	SM		
		3.1		Tan silty CLAY; moist; odorless	CL		▼ 11'
10							
				Tan silty SAND; fine grained; poorly graded; wet; odorless	SM		▽ 13'
		4.2					
15				Brown silty CLAY, moist; odorless	CL		
				Bore terminated at 18 ft.			
20							
25							
30							

BLYMYER
ENGINEERS, INC.

SOIL BORE LOG: SB-7

Job No.: 94015
Client: Kawahara Nursery
Site: 18550 Ashland Avenue
San Lorenzo, CA
Date Drilled: 8/9/99
Logged By: J. Hudson

Drilling Company: Gregg Drilling
Driller: Bob
Drilling Equipment: Rhino Direct Push
Sample Method: Plastic Sleeves
Bore Diameter: 1.5 in.
Total Depth: 18 ft.

Initial Water Depth: ▽ 13 ft.
Stabilized Water Depth: ▼ 10 ft.

Depth (ft.)	Blows/6 in.	P.I.D. (ppm)	Sample Intervals	LITHOLOGIC DESCRIPTION	Unified Soil Classification	Graphic Log	Water Depth
0				ASPHALT-gravel; FILL	F		
				Brown silty CLAY, with trace sand; dry; odorless	CL		
5		0					
				Tan silty SAND; fine grained; with gravel; moist; odorless	SM		
10		0		Tan silty CLAY, silt content increasing with depth; odorless	CL		▼ 10'
				No recovery 12 to 16 feet.			▽ 13'
15				Bore terminated at 18 ft.			
20							
25							
30							

BLYMYER
ENGINEERS, INC.

SOIL BORE LOG: SB-8

Job No.: 94015
Client: Kawahara Nursery
Site: 18550 Ashland Avenue
San Lorenzo, CA
Date Drilled: 8/9/99
Logged By: J. Hudson

Drilling Company: Gregg Drilling
Driller: Bob
Drilling Equipment: Rhino Direct Push
Sample Method: Plastic Sleeves
Bore Diameter: 1.5 in.
Total Depth: 18 ft.

Initial Water Depth: ▽ 12 ft.
Stabilized Water Depth: ▼ 11 ft.

Depth (ft.)	Blows/6 in.	P.I.D. (ppm)	Sample Intervals	LITHOLOGIC DESCRIPTION	Unified Soil Classification	Graphic Log	Water Depth
0				ASPHALT-gravel; FILL	F		
				Brown silty CLAY, with fine sand; dry; odorless			
5		1.2			CL		
				Tan silty SAND; fine grained; poorly graded; moist; odorless	SM		
10		0		Brown gray silty CLAY; moist; odorless	CL		▼ 11' ▽ 12'
				Tan silty SAND; fine grained; poorly graded; wet; odorless	SM		
		2.3		Gray silty CLAY; odorless	CL		
15				Bore terminated at 18 ft.			
20							
25							
30							

SOIL BORE LOG: SB-9

BLYMYER
ENGINEERS, INC.

Job No.: 94015
Client: Kawahara Nursery
Site: 16550 Ashland Avenue
San Lorenzo, CA
Date Drilled: 8/9/99
Logged By: J. Hudson

Drilling Company: Gregg Drilling
Driller: Bob
Drilling Equipment: Rhino Direct Push
Sample Method: Plastic Sleeves
Bore Diameter: 1.5 in.
Total Depth: 18 ft.

Initial Water Depth: ▽ 12 ft.
Stabilized Water Depth: ▼ 11 ft.

Depth (ft.)	Blows/6 in.	P.I.D. (ppm)	Sample Intervals	LITHOLOGIC DESCRIPTION	Unified Soil Classification	Graphic Log	Water Depth
0				ASPHALT-gravel; FILL	F		
				Brown silty CLAY, with fine sand; dry; odorless	CL		
5		16.8	■				
				Tan silty SAND; fine grained; with gravel; moist; odorless	SM		
10		26.2	■	Brown silty CLAY; moist; odorless	CL		▼ 12'
				Tan silty SAND; fine grained; wet; odorless	SM		
				Gray silty CLAY; odorless	CL		
15		15.2	■				
				Bore terminated at 18 ft.			
20							
25							
30							

BLYMYER
ENGINEERS, INC.

SOIL BORE LOG: SB-10

Job No.: 94015
Client: Kawahara Nursery
Site: 18550 Ashland Avenue
San Lorenzo, CA
Date Drilled: 8/9/99
Logged By: J. Hudson

Drilling Company: Gregg Drilling
Driller: Bob
Drilling Equipment: Rhino Direct Push
Sample Method: Plastic Sleeves
Bore Diameter: 1.5 in.
Total Depth: 18 ft.

Initial Water Depth: ⊽
Stabilized Water Depth: ⊽

Depth (ft.)	Blows/6 in.	P.I.D. (ppm)	Sample Intervals	LITHOLOGIC DESCRIPTION	Unified Soil Classification	Graphic Log	Water Depth
0				ASPHALT-gravel; FILL	F		
				Brown silty CLAY, with sand; dry; odorless	CL		
5		3.3					
				Tan silty SAND; fine grained; poorly graded; dry; odorless	SM		
10		6.5		Brown gray silty CLAY; with <1% gravel; odorless	CL		
				No recovery 12 to 18 feet.			
15				Bore terminated at 18 ft.			
20							
25							
30							

Table V, Summary of Site Specific Target Levels
BEI Job No. 94015, Kawahara Nursery
16550 Ashland Avenue, San Lorenzo, California

Media	Benzene	Toluene	Ethylbenzene	Total Xylenes	TPH Aliph. (TPH as diesel)	TPH Arom. (TPH as gasoline)
Soil SSTL (mg/Kg)	0.140	400	2,100	34,000	2,200	920
Calculated Representative Concentration (mg/Kg)	**0.39**	4.5	6.1	41	170	420
SF- RWQCB Nuisance Threshold (mg/Kg)	NA	NA	NA	NA	100	100
Groundwater SSTL (mg/L)	0.180	240	>170	>200	>0.034	>25
Calculated Representative Concentration (mg/L)	0.053	0.025	0.051	0.60	1.7	5.5
SF- RWQCB Nuisance Threshold (mg/L)	NA	NA	NA	NA	0.10	0.10

Notes:

>	=	Indicates Site Specific Target Level (SSTL) is greater than constituent residual saturation value.
SSTL	=	Site Specific Target Level
SF - RWQCB	=	San Francisco Regional Water Quality Control Board
mg/Kg	=	Milligrams per kilogram
mg/L	=	Milligrams per liter

Results in **bold** indicate calculated representative concentration of analyte is over SSTL.

RBCA SITE ASSESSMENT

Site Name: Kawahara Nursery
Site Location: 16550 Ashland Avenue, San Lorenzo, CA

Completed By: Mark Detterman
Date Completed: Sept. 2002

Job ID: 94015

SOIL (5 - 16 ft) SSTL VALUES

Target Risk (Class A & B) 1.0E-6
Target Risk (Class C) 1.0E-5
Target Hazard Quotient 1.0E+0

Groundwater DAF Option: Domenico - First Order (One-directional vert. dispersion)

SSTL Results For Complete Exposure Pathways ("X" if Complete)

CONSTITUENTS OF CONCERN		Representative Concentration	X Soil Leaching to Groundwater Ingestion			X Soil Vol. to Indoor Air	X Soil Volatilization and Surface Soil Particulates to Outdoor Air				X Surface Soil Inhalation, Ingestion,Dermal Contact		Applicable SSTL	SSTL Exceeded ?	Required CRF
			On-site (0 ft)	Off-site 1 (75 ft)	Off-site 2 (110 ft)	On-site (0 ft)	On-site (0 ft)		Off-site 1 (110 ft)	Off-site 2 (0 ft)	On-site (0 ft)				Only if "yes" left
CAS No.	Name	(mg/kg)	None	MCL	Residential	Residential	Residential	Construction Worker	Residential	None	Residential	Construction Worker	(mg/kg)	"■" if yes	
71-43-2	BenzeneCA*	3.9E-1	NA	>3.7E+3	>3.7E+3	1.4E-1	2.9E+0	NA	2.2E+2	NA	1.1E+0	7.6E+1	1.4E-1	■	2.8E+0
108-88-3	Toluene	4.5E+0	NA	>2.4E+3	>2.4E+3	4.0E+2	>2.4E+3	NA	>2.4E+3	NA	2.3E+3	5.5E+3	4.0E+2	□	<1
100-41-4	Ethylbenzene	6.1E+0	NA	>2.1E+3	>2.1E+3	>2.1E+3	>2.1E+3	NA	>2.1E+3	NA	2.1E+3	3.3E+3	2.1E+3	□	<1
1330-20-7	Xylene (mixed isomers)	4.1E+1	NA	>1.6E+3	>1.6E+3	>1.6E+3	>1.6E+3	NA	>1.6E+3	NA	3.4E+4	6.3E+4	3.4E+4	□	<1
0-00-0	TPH - Aliph >C10-C12	1.7E+2	NA	noMCL	>2.8E+2	>2.8E+2	>2.8E+2	NA	>2.8E+2	NA	2.2E+3	3.4E+3	2.2E+3	□	<1
0-00-0	TPH - Arom >C10-C12	4.2E+2	NA	noMCL	>2.1E+3	>2.1E+3	>2.1E+3	NA	>2.1E+3	NA	9.2E+2	1.4E+3	9.2E+2	□	<1

* = Chemical with user-specified data

">" indicates risk-based target concentration greater than constituent residual saturation value. NA = Not applicable. NC = Not calculated.

RBCA SITE ASSESSMENT

Site Name: Kawahara Nursery
Site Location: 16550 Ashland Avenue, San Lorenzo, CA

Completed By: Mark Detterman
Date Completed: Sept. 2002

Job ID: 94015

GROUNDWATER SSTL VALUES

Target Risk (Class A & B) 1.0E-6
Target Risk (Class C) 1.0E-5
Target Hazard Quotient 1.0E+0

Groundwater DAF Option: Domenico - First Order (One-directional vert. dispersion)

SSTL Results For Complete Exposure Pathways ("X" If Complete)

CONSTITUENTS OF CONCERN		Representative Concentration	X	Groundwater Ingestion			X	GW Vol. to Indoor Air	X	Groundwater Volatilization to Outdoor Air			Applicable SSTL	SSTL Exceeded ?	Required CRF
				On-site (0 ft)	Off-site 1 (75 ft)	Off-site 2 (110 ft)		On-site (0 ft)		On-site (0 ft)	Off-site 1 (110 ft)	Off-site 2 (0 ft)			Only if "yes" left
CAS No.	Name	(mg/L)		None	MCL	Residential		Residential		Residential	Residential	None	(mg/L)	"■" if yes	
71-43-2	BenzeneCA*	5.3E-2		NA	>1.8E+3	>1.8E+3		1.8E-1		6.2E+2	>1.8E+3	NA	1.8E-1	☐	<1
108-88-3	Toluene	2.5E-2		NA	>5.2E+2	>5.2E+2		2.4E+2		>5.2E+2	>5.2E+2	NA	2.4E+2	☐	<1
100-41-4	Ethylbenzene	5.1E-2		NA	>1.7E+2	>1.7E+2		>1.7E+2		>1.7E+2	>1.7E+2	NA	>1.7E+2	☐	NA
1330-20-7	Xylene (mixed isomers)	6.0E-1		NA	>2.0E+2	>2.0E+2		>2.0E+2		>2.0E+2	>2.0E+2	NA	>2.0E+2	☐	NA
0-00-0	TPH - Aliph >C10-C12	1.7E+0		NA	noMCL	>3.4E-2		>3.4E-2		>3.4E-2	>3.4E-2	NA	>3.4E-2	☐	NA
0-00-0	TPH - Arom >C10-C12	5.5E+0		NA	noMCL	>2.5E+1		>2.5E+1		>2.5E+1	>2.5E+1	NA	>2.5E+1	☐	NA

* = Chemical with user-specified data

">" indicates risk-based target concentration greater than constituent solubility value. NA = Not applicable. NC = Not calculated.

RBCA SITE ASSESSMENT | **TPH Criteria SSTL Worksheet**

Site Name: Kawahara Nursery
Site Location: 16550 Ashland Avenue, San Lorenzo, CA
Completed By: Mark Detterman
Date Completed: Sept. 2002
Job ID: 94015

CALCULATION OF SSTL VALUES FOR TPH

CONSTITUENTS OF CONCERN		Mass Fractions		Representative Concentrations		Calculated Concentration Limits		Applicable SSTL Values	
		Soil	Groundwater	Soil	Groundwater	Residual Soil Concentration	Solubility	Soils (5 - 16 ft)	Groundwater
CAS No.	Name	(-)	(-)	(mg/kg)	(mg/L)	(mg/kg)	(mg/L)	(mg/kg)	(mg/L)
0-00-0	TPH - Aliph >C10-C12	2.8E-1	2.3E-1	1.7E+2	1.7E+0	2.8E+2	3.4E-2	2.2E+3	>3.4E-2
0-00-0	TPH - Arom >C10-C12	7.2E-1	7.7E-1	4.2E+2	5.5E+0	2.1E+3	2.5E+1	9.2E+2	>2.5E+1
* = Chemical with user-specified data									
	Total	1.0E+0	1.0E+0	5.8E+2	7.2E+0				

Total TPH SSTL value | 1.1E+3 | >Sol

">" indicates risk-based target concentration greater than constituent residual saturation value. NC = Not calculated.

Alameda County Environmental Health

Get UST removal rpt for soil data.

CASE CLOSURE SUMMARY
UNDERGROUND FUEL STORAGE TANK LOCAL OVERSIGHT PROGRAM

I. AGENCY INFORMATION

Date: ---- / ---- / ----

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

II. CASE INFORMATION

Site Facility Name: Kawahara Nursery		
Site Facility Address: 16550 Ashland Av' San Lorenzo CA 94580		
RB LUSTIS Case No.: ---	Local Case No.: STJ 4403	LOP Case No.: RO-291
URF Filing Date:	SWEEPS No.: ---	APN:

Responsible Parties	Addresses	Phone Number

Tank I.D. No	Size in Gallons	Contents	Closed In Place/Removed?	Date
1	5000	Diesel	Removed	12/1/92
Piping				

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and Type of Release:	
Tank 1	Good condition, no visible through-holes
Tank 2	
Tank 3	

Site characterization complete? Yes	Date Approved By Oversight Agency:

Monitoring wells installed? Yes No	Number:

Proper Screened interval? Yes

Well No.	Screen Interval (depth in feet)	Highest GW Depth (Mo/Yr to Mo/Yr	Lowest GW Depth	Comment
MW-1				
MW-2				
MW-3				

Flow Direction NW at 0.004 ft/ft

Most Sensitive Current Use: 1

Are drinking water wells affected? Aquifer Name:

Is Surface water affected Nearest affected SW name

Off-site beneficial use impacts (addresses/locations):

Summary of production wells in vicinity

Reports on file?	Where are reports?
Alameda County Environmental Health 1131 Harbor Bay Parkway Alameda, CA 94502	

TREATMENT AND DISPOSAL OF AFFECTED MATERIAL

Material	Amount (Include Units)	Action (Treatment or Disposal w/Destination)	Date
Tank			
Piping			
Free Product			
Soil			
Groundwater			

Contaminant	Soil (ppm)		Water (ppb)	
	Before[1]	After[2]	Before[3]	After[4]
TPH (Gas)				
TPH (Diesel)				
Oil & Grease				
Benzene				
Toluene				
Ethyl Benzene				
Xylenes				
MtBE				
Metals				
Other)				

Site History and Description of Corrective Actions:

Kawahara Nursery occupied the property in 1954. According to the Kawaharas, a 1000 gal gasoline UST was reportedly removed from the site shortly after to their occupying the site. The 1000 gal UST was located in the vicinity of the lath house on the north side of the property.

Dec 1992 A 5000 gal - diesel UST was removed. The UST was located in the vicinity of the office/barn structure. Soil samples collected beneath the UST suggested a fuel release had occurred (up to 5000 ppm TPHd was in soil from the SE end of pit)

June 1993 3 gw MWs (MW-1 thru MW-3) and one soil boring (SB-1) were completed at the site. Soil from MW-3 at 15' contain detectable conc of BTEX, but not TPH g/TPHd. GW from MW-3 contained TPHg + BTEX constituents. Since MW-3 is located adjacent to an onsite irrigation well (WW-1). The irrigation well is screened from 45-60 feet bgs.

Oct 1994 A phase II site investigation was conducted. A pump test, using the irrigation well, demonstrated that pumping from the deeper aquifer had no significant influence on the shallow GW monitoring well. GW from the irrigation well did not contain detectable petroleum hydrocarbons.

Soil gas vapor samples were collected at the site. Slightly elevated PCE were detected from the northeastern corner

of the barn and near the northernmost bath house.
Elevated TPH in MW-3 suggested that there was another source of PHC at the site.
Two additional GW MWs (MW-4 + MW-5) were completed. Based on GW data from ~~soil vapor samples~~ MW-3, it was believed that the former 1000 gal gasoline UST or other UST may have been the source of the detectable TPH in GW. Since the diesel tank was not contributing to the plume, wells MW-1 + MW-2 were subsequently properly abandoned.

-Arc

MARCH 1999

A Geophysical survey was conducted in attempt to identify the location of any remaining UST. Two magnetic anomalies were noted. Based on this survey a total of 9 soil borings (SB-2 thru SB-10) were advanced at the site to a depth of 16 feet bgs. Soil + grab GW samples were collected.

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:		
Should corrective action be reviewed if land use changes? Yes No		
Monitoring Wells Decommissioned: Yes No	Number Decommissioned:	Number Retained:
List Enforcement Actions Taken:		
List Enforcement Actions Rescinded:		

V. ADDITIONAL COMMENTS, DATA, ETC.

Considerations and/or Variances:
Conclusion:

VI. LOCAL AGENCY REPRESENTATIVE DATA

Prepared by: Eva Chu	Title: Hazardous Materials Specialist
Signature:	Date:
Reviewed by:	Title: Hazardous Materials Specialist
Signature:	Date:
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.