



**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) 227-4307  
FAX (916) 227-4530

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



Pete Wilson  
Governor

*Hiroshi Muroyama*

March 6, 1998

Mr. Dale Klettke  
County of Alameda  
Department of Environmental Health  
1131 Harbor Bay Parkway, #250  
Alameda, CA 94502-6577

FAX 510-337-9335

**UNDERGROUND STORAGE TANK CLEANUP FUND (FUND) REQUESTS  
CONFIRMATION OF SITE CLOSURE FOR CLAIM NO. 8308 AT SITE ADDRESS:  
1630 162ND AVE, SAN LEANDRO STID ~~136~~ 1361**

The Fund is processing this claim for closure — HIROSHI FUKUSHIMA at site address 1630 162ND AVE, SAN LEANDRO.

However, we must confirm the site has received final closure from the oversight agency before we can complete our file closure. Please mail or facsimile a copy of the site closure letter OR complete the following information and Fax a copy to my attention.

**The above referenced site met our UST corrective action standards  
and closure was granted on \_\_\_\_\_.**

**NO, this site has not yet met our closure standards.**

**SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_**

**TITLE: \_\_\_\_\_**

Your assistance is appreciated. If you have any questions, please call me at (916) 227-4387.

Sincerely,

*N. Camacho*

Nancy Camacho  
Claims Closure Unit  
Underground Storage Tank Cleanup Fund Program



Recycled Paper

*Our mission is to preserve and enhance the quality of California's water resources and ensure their proper allocation and efficient use for the benefit of present and future generations.*

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 1361

November 14, 1996

Mr. Hiro Fukushima  
1301 Hilliker Place  
Livermore, CA 94550

RE: HIRO'S NURSERY, 1630 162ND AVENUE, SAN LEANDRO, ASN 80-63-26 LOT 15

Dear Mr. Fukushima:

I am in receipt of and have completed review of the November 6, 1996 Alpha Environmental Remediation Services (AERS) stockpiled soil and excavation pit groundwater sampling results.

Laboratory results of the soil and groundwater samples revealed non-detectable concentrations of total petroleum hydrocarbons as gasoline (TPHg) and the aromatic compounds benzene, toluene, ethyl benzene and total xylenes (BTEX), in both the soil and groundwater samples.

AERS has requested that the stockpiled soils be reintroduced as backfill into the former excavation. In addition, it is my understanding that the groundwater which has accumulated in the excavation will be pumped before the pit is backfilled.

**Use of the stockpiled soils as backfill into the former excavation is approved. In addition, please provide this office with documentation for the final disposal of excavation pit water.**

Please call me at 510/567-6880 should you have any questions.

Sincerely,

Dale Klettke, CHMM  
Hazardous Materials Specialist

c     Valentin Constantinescu, ALFA Environmental Remediation Services, P O Box 1630,  
          Pleasanton, CA 94566

Mike Bakaldin, San Leandro Hazardous Materials Program

Dale Klettke--files

bc

1361back.jp

Mr. Hiro Fukushima  
RE: 1630 162nd Avenue, San Leandro  
August 28, 1996  
Page 2 of 2

**Please be advised that this letter constitutes a formal request for technical reports pursuant to California Water Code Section 13267(b) and Health and Safety Code Sections 25299.37 and 25299.7.**

Please call me directly at 510/567-6880 should you have any questions.

Sincerely,



Dale Klettke, CHMM  
Hazardous Materials Specialist

c: Marvin D. Kirkeby, P.E., ALFA Environmental Remediation Services  
Mike Bakaldin, San Leandro Hazardous Materials Program  
1361mani.ltr

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

<b>EMERGENCY</b> <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		<b>HAS STATE OFFICE OF EMERGENCY SERVICES REPORT BEEN FILED?</b> <input type="checkbox"/> YES <input type="checkbox"/> NO		<b>FOR LOCAL AGENCY USE ONLY</b> THEREBY CERTIFY THAT I HAVE DISTRIBUTED THIS INFORMATION ACCORDING TO THE DISTRIBUTION SHOWN ON THE INSTRUCTION SHEET ON THE BACK PAGE OF THIS FORM.		
<b>REPORT DATE</b> 02/11/93		<b>CASE #</b> 507-		<b>SIGNED</b> <i>Dale K. [Signature]</i>		
<b>REPORTED BY</b>	<b>NAME OF INDIVIDUAL FILING REPORT</b> Hiro Fukushima		<b>PHONE</b> (510) 276-5784		<b>SIGNATURE</b> <i>Hiro Fukushima</i>	
	<b>REPRESENTING</b> <input checked="" type="checkbox"/> OWNER/OPERATOR <input type="checkbox"/> REGIONAL BOARD <input type="checkbox"/> LOCAL AGENCY <input type="checkbox"/> OTHER		<b>COMPANY OR AGENCY NAME</b> Hiro's Nursery, Inc.			
	<b>ADDRESS</b> 1630 - 162nd Ave San Leandro, Ca. 94578					
<b>RESPONSIBLE PARTY</b>	<b>NAME</b> Hiro Fukushima <input type="checkbox"/> UNKNOWN		<b>CONTACT PERSON</b> Hiro Fukushima		<b>PHONE</b> (510) 276-5784	
	<b>ADDRESS</b> 1630 - 162nd Ave San Leandro Ca 94578					
<b>SITE LOCATION</b>	<b>FACILITY NAME (IF APPLICABLE)</b> Hiro's Nursery, Inc.		<b>OPERATOR</b> Hiro Fukushima		<b>PHONE</b> (510) 276-5784	
	<b>ADDRESS</b> 1630 - 162nd Ave San Leandro Ca. Alameda 94578					
	<b>CROSS STREET</b>					
<b>IMPLEMENTING AGENCIES</b>	<b>LOCAL AGENCY</b> Alameda ACHCS		<b>CONTACT PERSON</b> Scott A Seery		<b>PHONE</b> (510) 271-4520	
	<b>REGIONAL BOARD</b> San Francisco		<b>CONTACT PERSON</b> John Jang		<b>PHONE</b> ( )	
<b>SUBSTANCES INVOLVED</b>	<b>(1) NAME</b> Gasoline		<b>QUANTITY LOST (GALLONS)</b> <input checked="" type="checkbox"/> UNKNOWN			
	<b>(2)</b>		<input type="checkbox"/> UNKNOWN			
<b>DISCOVERY/ABATEMENT</b>	<b>DATE DISCOVERED</b> 09/28/93		<b>HOW DISCOVERED</b> <input type="checkbox"/> TANK TEST <input type="checkbox"/> TANK REMOVAL <input checked="" type="checkbox"/> SUBSURFACE MONITORING <input type="checkbox"/> NUISANCE CONDITIONS			
	<b>DATE DISCHARGE BEGAN</b> <input type="checkbox"/> UNKNOWN		<b>METHOD USED TO STOP DISCHARGE (CHECK ALL THAT APPLY)</b> <input type="checkbox"/> REMOVE CONTENTS <input type="checkbox"/> CLOSE TANK & REMOVE <input type="checkbox"/> REPAIR PIPING <input type="checkbox"/> REPAIR TANK <input type="checkbox"/> CLOSE TANK & FILL IN PLACE <input type="checkbox"/> CHANGE PROCEDURE <input type="checkbox"/> REPLACE TANK <input type="checkbox"/> OTHER			
	<b>HAS DISCHARGE BEEN STOPPED?</b> <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO IF YES, DATE					
<b>SOURCE/ CAUSE</b>	<b>SOURCE OF DISCHARGE</b> <input type="checkbox"/> TANK LEAK <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/> PIPING LEAK <input type="checkbox"/> OTHER		<b>CAUSE(S)</b> <input type="checkbox"/> OVERFILL <input type="checkbox"/> RUPTURE/FAILURE <input type="checkbox"/> SPILL <input type="checkbox"/> CORROSION <input type="checkbox"/> UNKNOWN <input type="checkbox"/> OTHER			
	<b>CHECK ONE ONLY</b> <input checked="" type="checkbox"/> UNDETERMINED <input type="checkbox"/> SOIL ONLY <input type="checkbox"/> GROUNDWATER <input type="checkbox"/> DRINKING WATER - (CHECK ONLY IF WATER WELLS HAVE ACTUALLY BEEN AFFECTED)					
<b>CURRENT STATUS</b>	<b>CHECK ONE ONLY</b> <input type="checkbox"/> NO ACTION TAKEN <input type="checkbox"/> PRELIMINARY SITE ASSESSMENT WORKPLAN SUBMITTED <input type="checkbox"/> POLLUTION CHARACTERIZATION <input type="checkbox"/> LEAK BEING CONFIRMED <input checked="" type="checkbox"/> PRELIMINARY SITE ASSESSMENT UNDERWAY <input type="checkbox"/> POST CLEANUP MONITORING IN PROGRESS <input type="checkbox"/> REMEDIATION PLAN <input type="checkbox"/> CASE CLOSED (CLEANUP COMPLETED OR UNNECESSARY) <input type="checkbox"/> CLEANUP UNDERWAY					
	<b>CHECK APPROPRIATE ACTION(S) - SEE BACK FOR DETAILS:</b> <input checked="" type="checkbox"/> EXCAVATE & DISPOSE (ED) <input type="checkbox"/> REMOVE FREE PRODUCT (FP) <input type="checkbox"/> ENHANCED BIO DEGRADATION (IB) <input type="checkbox"/> CAP SITE (CS) <input type="checkbox"/> EXCAVATE & TREAT (ET) <input type="checkbox"/> PUMP & TREAT GROUNDWATER (GT) <input type="checkbox"/> REPLACE SUPPLY (RS) <input type="checkbox"/> CONTAINMENT BARRIER (CB) <input type="checkbox"/> NO ACTION REQUIRED (NA) <input type="checkbox"/> TREATMENT AT HOOKUP (TU) <input type="checkbox"/> VENT SOIL VENTS <input type="checkbox"/> VACUUM EXTRACT (VE) <input type="checkbox"/> OTHER (OT)					
<b>COMMENTS</b>						

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, DIRECTOR

STID 1361

February 20, 1996

Mr. Hiro Fukushima  
1301 Hilliker Place  
Livermore, CA 94550

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

RE: HIRO'S NURSERY, 1630 162ND AVENUE, SAN LEANDRO, ASN 80-63-26 LOT 15

Dear Mr. Fukushima:

I am in receipt of and have completed review of the January 15, 1996 Alpha Environmental Remediation Services (AERS) "Quarterly Groundwater Monitoring Report" for the above referenced site. The cited AERS report documents the third consecutive quarterly groundwater sampling event for groundwater monitoring wells MW-1, MW-2 and MW-3.

Please continue to adhere to a **quarterly** schedule of well sampling, monitoring, and report submittal as referenced in Title 23, California Code of Regulations (CCR) section 2652(d). Sample analytes shall continue to be Total Petroleum Hydrocarbons as Gasoline (TPHg), and the aromatic compounds benzene, toluene, ethyl benzene and total xylenes (BTEX).

**After submission of the next quarterly groundwater monitoring report (1st quarter 1996) ACHCSA will evaluate this site for closure with the Regional Water Quality Control Board (RWQCB)**

Please feel free to call me directly at 510/567-6880 should you have any questions.

Sincerely,

Dale Klettke, CHMM  
Hazardous Materials Specialist

c Marvin D. Kirkeby, P E , ALFA Environmental Remediation Services  
Mike Bakaldin, San Leandro Hazardous Materials Program

Be  
1361gwok dkt

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, Director

DEPARTMENT OF ENVIRONMENTAL HEALTH  
Environmental Protection Division  
1131 Harbor Bay Parkway, #250  
Alameda, CA 94502-6577  
(510) 567-6700

STID 1361

July 27, 1995

Mr. Hiro Fukushima  
1301 Hilliker Place  
Livermore, CA 94550

RE: HIRO'S NURSERY, 1630 162ND AVENUE, SAN LEANDRO, ASN 80-63-26 LOT 15

Dear Mr. Fukushima:

I am in receipt of and have completed review of the June 6, 1995 Alpha Environmental Remediation Services (AERS) soil and ground water investigation report for the above referenced site. The cited AERS report documents the advancement of three soil borings and subsequent conversion into ground water monitoring wells.

At this time please adhere to a **quarterly** schedule of well sampling, monitoring, and report submittal as referenced in Title 23, California Code of Regulations (CCR) section 2652(d). Sample analytes shall continue to be Total Petroleum Hydrocarbons as Gasoline (TPHg), and the aromatic compounds benzene, toluene, ethyl benzene and total xylenes (BTEX).

I have taken over management of this project as of July 12, 1995 from Scott Seery of this office. Please call me at 510/567-6880 should you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Dale Klettke".

Dale Klettke, CHMM  
Hazardous Materials Specialist

cc Rafat Shahid, Agency Director  
Gil Jensen, Alameda County District Attorney's Office  
Marvin D. Kirkeby, P.E., ALFA Environmental Remediation Services  
James Ferdinand, Alameda County Fire Department

STATE WATER RESOURCES CONTROL BOARD  
DIVISION OF CLEAN WATER PROGRAMS  
2014 T STREET, SUITE 130  
P.O. BOX 944212  
SACRAMENTO, CALIFORNIA 04244-2120  
(916) 227-4307  
(916) 227-4530 (FAX)

SOS



July 24, 1995

H. Fukushima  
1301 Hilliker Place  
Livermore, CA 94550

**UNDERGROUND STORAGE TANK CLEANUP FUND PROGRAM, NO RESPONSE TO LETTER OF COMMITMENT (LOC): CLAIM NUMBER 008308; FOR SITE ADDRESS: 1630 162nd Avenue, San Leandro, CA 94578**

It has come to my attention that the LOC issued to you on **January 23, 1995** in the amount of **\$30,000** has not been responded to with a request for reimbursement.

Please submit your reimbursement request with all of the required supporting documentation, or a written explanation as to the status of the cleanup and why you have not requested reimbursement to date. If a request or adequate explanation is not received within thirty (30) calendar days from the date of this letter, I will take steps to begin the withdrawal process of your LOC.

Please send your reimbursement request or explanation to:

Francine Aguirre, Team Leader Claim No. 008308  
State Water Resources Control Board  
Division of Clean Water Programs  
Underground Storage Tank Cleanup Fund Program  
P. O. Box 944212  
Sacramento, CA 94244-2120

If you have any questions, please contact Cheryl Gordon at (916) 227-4539.

Sincerely,

A handwritten signature in cursive script that reads "Cheryl Gordon for".

Francine Aguirre, Team Leader  
Regions 1 and 2  
Underground Storage Tank Cleanup Fund

cc: Mr. Steve Morse  
California Regional Water Quality  
Control Board, San Francisco Bay Region  
2101 Webster Street, Suite 500  
Oakland, CA 94612

Mr. Tom Peacock  
Alameda County EHD  
1131 Harbor Bay Pkwy, 2nd Fl  
Alameda, CA 94502-6577

STATE WATER RESOURCES CONTROL BOARD  
 DIVISION OF CLEAN WATER PROGRAMS  
 2014 T STREET, SUITE 130  
 P.O. BOX 944212  
 SACRAMENTO, CALIFORNIA 94244-2120  
 (916) 227-4360  
 (916) 227-4530 (FAX)

100  
 HAZARD

RECEIVED FEB 11 1995



FEB 08 1995

STID 1361  
 505

H. Fukushima  
 1301 Hilliker Place  
 Livermore, CA 94550

**UNDERGROUND STORAGE TANK CLEANUP FUND, CLAIM NO. 008308, FOR SITE ADDRESS: 1630 162nd Avenue, San Leandro, CA 94578**

The State Water Resources Control Board (SWRCB) takes pleasure in issuing the attached Letter of Commitment in an amount not to exceed \$30,000. This Letter of Commitment is based upon our review of the corrective action costs incurred to date and your application received on January 25, 1994 and may be modified by the SWRCB in writing by an amended Letter of Commitment.

**The SWRCB will take steps to withdraw this Letter of Commitment after 90 calendar days from the date of this transmittal letter unless you proceed with due diligence with your cleanup effort.** This means that you must take positive, concrete steps to ensure that corrective action is proceeding with all due speed. For example, if you have not started your cleanup effort, you must obtain three bids and sign a contract with one of these bidders within 90 calendar days. If your cleanup effort has already started and was delayed, you must resume the expenditure of funds to ensure that your cleanup is proceeding in an expeditious manner. You are reminded that you must comply with all regulatory agency time schedules and requirements. We constantly review the status of all active claims, and failure to proceed with due diligence will be grounds for withdrawal of this Letter of Commitment.

**You should read the terms and conditions listed in the Letter of Commitment.** Also attached you will find:

- A "Reimbursement Request Instructions" package. **You should retain this package for future reimbursement requests.** Among other information, the package includes instructions for completion of the "Reimbursement Request" form and the "Spreadsheet". These instructions must be followed when seeking reimbursement for corrective action costs incurred after January 1, 1988. Included in these instructions are samples of Reimbursement Request forms and completed Spreadsheets. Within the package also included are:
  - A "Bid Summary Sheet" to document data on bids received.
  - Recommended Minimum Invoice Cost Breakdown.
  - A "Certification of Non-Recovery From Other Sources" which must be returned before any reimbursements can be made
- "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.
- "Vendor Data Record" (Std Form 204) which must be completed and returned with your first Reimbursement Request.

If you have any questions regarding the Letter of Commitment or the Reimbursement Request package, please contact Blessy Torres at (916) 227-4535.

Sincerely,

Dave Deaner, Manager  
 Underground Storage Tank  
 Cleanup Fund Program

Attachments

cc Mr. Steve Morse  
 California Regional Water Quality  
 Control Board - San Francisco Bay Region  
 2101 Webster Street, Suite 500  
 Oakland, CA 94612

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



LETTER OF COMMITMENT FOR REIMBURSEMENT OF COSTS

CLAIM NO: 008308

AMENDMENT NO: 0

CLAIMANT: H. Fukushima

BALANCE FORWARD: \$0

CO-PAYEE: None

JOINT CLAIMANT: None

THIS AMOUNT: \$30,000

NEW BALANCE: \$30,000

CLAIMANT ADDRESS: 1301 Hilliker Place  
Livermore, CA 94550

TAX ID/SSA NO: 550-50-5911

Subject to availability of funds, the State Water Resources Control Board (SWRCB) agrees to reimburse H. Fukushima (Claimant) for eligible corrective action costs at Hiro Nursery 1630 162nd Avenue, San Leandro, CA 94578 (Site). The commitment reflected by this Letter is subject to all of the following terms and conditions:

1. Reimbursement shall not exceed \$30,000 unless this amount is subsequently modified in writing by an amended Letter of Commitment.
2. The obligation to pay any sum under this Letter of Commitment is contingent upon availability of funds. In the event that sufficient funds are not available for reasons beyond the reasonable control of the SWRCB, the SWRCB shall not be obligated to make any disbursements hereunder. If any disbursements otherwise due under this Letter of Commitment are deferred because of unavailability of funds, such disbursements will promptly be made when sufficient funds do become available. Nothing herein shall be construed to provide the Claimant with a right of priority for disbursement over any other claimant who has a similar Letter of Commitment.
3. All costs for which reimbursement is sought must be eligible for reimbursement and the Claimant must be the person entitled to reimbursement thereof.
4. Claimant must at all times be in compliance with all applicable state laws, rules and regulations and with all terms, conditions, and commitments contained in the Claimant's Application and any supporting documents or in any payment requests submitted by the Claimant.
5. No disbursement under this Letter of Commitment will be made except upon receipt of acceptable Standard Form Payment Requests duly executed by or on behalf of the Claimant. All Payment Requests must be executed by the Claimant or a duly authorized representative who has been approved by the Division of Clean Water Programs.
6. Any and all disbursements payable under this Letter of Commitment may be withheld if the Claimant is not in compliance with the provisions of Paragraph 5 above.
7. Neither this Letter of Commitment nor any right thereunder is assignable by the Claimant without the written consent of the SWRCB. In the event of any such assignment, the rights of the assignee shall be subject to all terms and conditions set forth in this Letter of Commitment and the SWRCB's consent.
8. This Letter of Commitment may be withdrawn at any time by the SWRCB if completion of corrective action is not performed with reasonable diligence.

IN WITNESS WHEREOF, this Letter of Commitment has been issued by the SWRCB this 23rd day of January, 1995

STATE WATER RESOURCES CONTROL BOARD

BY [Signature]  
Manager, Underground Storage Tank Cleanup Fund Program

BY [Signature]  
Chief, Division Administrative Services

STATE USE (11,57-1P) CODING 0550-569 02 - 50530 \$ _____
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ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, Assistant Agency Director

STID 1361

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

December 19, 1994

Mr. John P. Cummings  
John P. Cummings & Associates  
P.O. Box 2847  
Fremont, CA 94536-2847

RE: HIRO'S NURSERY, 1630-162ND AVENUE, SAN LEANDRO

Dear Mr. Cummings:

I am in receipt of your December 15, 1994 addendum to the September 25, 1994 John P. Cummings and Associates (JPCA) well installation work plan for the referenced San Leandro site. The cited JPCA work plan has been accepted as amended.

Please contact this office when field work is slated to begin. I may be reached at 510/567-6783.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott O. Seery", is written over a horizontal line. The signature is stylized and cursive.

Scott O. Seery, CHMM  
Senior Hazardous Materials Specialist

cc: Rafat A. Shahid, Agency Director  
Gil Jensen, Alameda County District Attorney's Office  
Ed Laudani, Alameda County Fire Department  
Hiro Fukushima, 1301 Hilliker Pl., Livermore, CA 94550

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, Assistant Agency Director

STID 1361

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

December 8, 1994

Mr. John P. Cummings  
John P. Cummings & Associates  
P.O. Box 2847  
Fremont, CA 94536-2847

RE: HIRO'S NURSERY, 1630-162ND AVENUE, SAN LEANDRO

Dear Mr. Cummings:

This letter follows in the wake of our telephone conversation today. As we discussed, during 1989 McLaren conducted a fairly comprehensive assessment of the subject site, including, among others, in the areas of the two former underground storage tanks (UST).

Four soil borings were emplaced by McLaren in proximity to the subject UST. Soil samples were collected from the initial two borings, SB-1 and SB-2, while grab water samples were collected from those following, SB-5 and SB-6. Boring logs indicate the presence of strong petroleum odors and PID response at approximately 10 to 10.5 feet below grade (BG) in SB-1 and -2. Soil samples collected from this depth in both borings indicate up to 230 ppm TPH-G.

The boring log for SB-5 indicates an approximate 1.5 foot thick lens of saturated "sandy loam" encountered between 14 and 15.5 feet BG in SB-5. A similar saturated material was encountered in SB-6 but as two apparent distinct 3" lenses at both 10.5 and 14 feet BG. Water samples collected from each exhibited up to 4.5 ppb benzene, among other analytes discovered. A copy of the cited boring logs and site map showing the locations of these borings is attached to this letter.

With respect to the September 25, 1994 John P. Cummings & Associates well installation work plan, please comment on or otherwise clarify the following points:

- 1) A minimum period of 24, and preferably 72, hours must pass between well development and the first purge/sampling event
- 2) Describe well purging procedures and determination of purging adequacy

Mr. John P. Cummings  
RE: 1630-162nd Ave., San Leandro  
December 8, 1994  
Page 2 of 2

- 3) Present sampling QA/QC plan
- 4) Discuss expected filter pack and well screen slot specifications including rationale for their selection

Upon receipt of your responses to the above items, this work plan may be accepted for implementation. Please contact me at 510/567-6783 should you have questions.

Sincerely,



Scott O. Seery, CHMM  
Senior Hazardous Materials Specialist

attachment

cc: Rafat A. Shahid, Assistant Agency Director, Env. Health  
Gil Jensen, Alameda County District Attorney's Office  
Ed Laudani, Alameda County Fire Department  
Hiro Fukushima, 1301 Hilliker Pl., Livermore, CA 94550

ALAMEDA COUNTY  
HEALTH CARE SERVICES



AGENCY  
DAVID J. KEARS Agency Director

RAFAT A. SHAHID Assistant Agency Director

STID 1361

September 23, 1994

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

Mr. Hiro Fukushima  
1301 Hilliker Place  
Livermore, CA 94550

RE: HIRO'S NURSERY, 1630 - 162ND AVENUE, SAN LEANDRO, ASN 80-  
63-26 LOT 15

Dear Mr. Fukushima:

I have completed review of the August 24, 1994 W.A. Craig, Inc. tank closure report. I have additionally re-reviewed the salient sections of the September 28, 1989 McLaren property transaction and initial site characterization report commissioned by Kauffman and Broad.

As I indicated previously in correspondence dated January 29, 1993, the cited McLaren report documents that an unauthorized release from the northern-most underground storage tank (UST) has occurred. Also in my January 29, 1993 correspondence I advised you that the San Francisco Bay Regional Water Quality Control Board (RWQCB) (in addition to the Corrective Action Regulations as codified in Article 11 of Title 23, California Code of Regulations [CCR]) require additional environmental investigations to be performed when unauthorized releases are discovered.

The initial investigation is in the form of a **Preliminary Site Assessment**, or PSA. The information gathered by the PSA will be used to determine the potential extent of the environmental impact resulting from the release, and whether further assessment or cleanup are necessary. The PSA must be conducted in accordance with the RWQCB Staff Recommendations for the Initial Evaluation and Investigation of Underground Tanks, the State Water Resources Control Board (SWRCB) Leaking Underground Fuel Tank (LUFT) Field Manual, and Article 11 of 23CCR.

In order to proceed with a PSA, you should obtain the professional services of a reputable environmental consultant. Your responsibility is to have the consultant submit for review a PSA work plan outlining planned activities pertinent to meeting the criteria described in the referenced guidance documents. These criteria are broadly outlined in the attached **Appendix A** from the RWQCB.

Mr. Fukushima  
RE: 1630 162nd Ave., San Leandro  
September 23, 1994  
Page 2 of 3

The Department, through an agreement with the RWQCB, will oversee the assessment and remediation of your site as the lead agency. 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.

**At this time, the PSA work plan is due within 90 days of the date of this letter.** Work should commence no later than 30 days following work plan approval.

A report must be submitted within 45 days of the completion of field activities associated with this phase of work at the site. Subsequent reports are to be submitted **quarterly** until this site qualifies for final RWQCB "sign off."

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

- o Details and results of all work performed during the designated reporting period: records of field observations and data, boring and well construction logs, water level data, chain-of-custody forms, laboratory results for all samples collected and analyzed (including QA/QC data), tabulations of free product thicknesses and dissolved fractions, etc.
- o Status of ground water contamination and characterization
- o Interpretation of results: water level contour maps showing gradients, free and dissolved product plume definition maps for each target compound, geologic cross sections, etc.
- o Recommendations for additional work

All reports and proposals must be submitted under seal of a California-registered geologist or civil engineer with the appropriate environmental background. Please include a statement of qualifications for each lead professional involved with this project.

Mr. Fukushima  
RE: 1630 162nd Ave., San Leandro  
September 23, 1994  
Page 3 of 3

Please be advised that this is a formal request for technical reports pursuant to California Water Code Section 13267(b). Failure to respond may result in the referral of this case to the RWQCB for enforcement action.

Please also bear in mind that, in order to maintain SB2004 fund eligibility, specific bidding requirements and contracting criteria must be met. You are encouraged to contact your SWRCB fund representative (916/227-4529) for more case-specific information.

Please feel free to call me at 510/567-6783, or -6700, should you have any questions.

Sincerely,



Scott O. Seery, CHMM  
Senior Hazardous Materials Specialist

attachment

cc: Rafat A. Shahid, Assistant Agency Director, Env. Health  
Gil Jensen, Alameda County District Attorney's Office  
Ed Laudani, Alameda County Fire Department  
Robert Weston, ACDEH  
Donna Turcotte, SWRCB

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

EMERGENCY <input type="checkbox"/> YES <input type="checkbox"/> NO	HAS STATE OFFICE OF EMERGENCY SERVICES REPORT BEEN FILED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	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.
---	--	--

REPORT DATE 01 8m 0d 1d 9y 4y	CASE # 94 AUG-5	SIGNED: <i>[Signature]</i> DATE: 8/5/94
----------------------------------	--------------------	---

REPORTED BY	NAME OF INDIVIDUAL FILING REPORT Leland Yialelis	PHONE (707) 252-3353	SIGNATURE <i>[Signature]</i>
	REPRESENTING <input type="checkbox"/> LOCAL AGENCY <input checked="" type="checkbox"/> OTHER <u>contractor</u>	COMPANY OR AGENCY NAME W. A. Craig, Inc.	
	ADDRESS 10 Case Court American Canyon, California 94589		

RESPONSIBLE PARTY	NAME Hiroshi Fukushima <input type="checkbox"/> UNKNOWN	CONTACT PERSON	PHONE 510 (707) 886-1666
	ADDRESS 1301 Hilliker Place Livermore, CA. 94550		

SITE LOCATION	FACILITY NAME (IF APPLICABLE) formerly Hiro's Nursery	OPERATOR Hiroshi Fukushima	PHONE (510) 886-1666
	ADDRESS 1630 - 162nd Avenue San Leandro CA. 94578		
	CROSS STREET XXXXXXXXXXXXXXXXXXXX MAK Maubert		

IMPLEMENTING AGENCIES	LOCAL AGENCY AGENCY NAME Alameda County Health Agency	CONTACT PERSON Scott Seery	PHONE (510) 337-2853
	REGIONAL BOARD State Water Quality Control Board	Kevin Graves	PHONE (510) 286-1255

SUBSTANCES INVOLVED	(1) NAME Gasoline	QUANTITY LOST (GALLONS) <input checked="" type="checkbox"/> UNKNOWN
	(2)	<input type="checkbox"/> UNKNOWN

DISCOVERY/ABATEMENT	DATE DISCOVERED 01 8m 0d 1d 9y 4y	HOW DISCOVERED <input type="checkbox"/> INVENTORY CONTROL <input type="checkbox"/> SUBSURFACE MONITORING <input type="checkbox"/> NUISANCE CONDITIONS <input type="checkbox"/> TANK TEST <input checked="" type="checkbox"/> TANK REMOVAL <input checked="" type="checkbox"/> OTHER <u>soil borings</u>
	DATE DISCHARGE BEGAN <input checked="" type="checkbox"/> UNKNOWN	METHOD USED TO STOP DISCHARGE (CHECK ALL THAT APPLY) <input type="checkbox"/> REMOVE CONTENTS <input checked="" type="checkbox"/> CLOSE TANK & REMOVE <input type="checkbox"/> REPAIR PIPING <input type="checkbox"/> REPAIR TANK <input type="checkbox"/> CLOSE TANK & FILL IN PLACE <input type="checkbox"/> CHANGE PROCEDURE <input type="checkbox"/> REPLACE TANK <input type="checkbox"/> OTHER
	HAS DISCHARGE BEEN STOPPED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO IF YES, DATE 01 8m 0d 1d 9y 4y	

SOURCE/ CAUSE	SOURCE OF DISCHARGE <input checked="" type="checkbox"/> TANK LEAK <input type="checkbox"/> UNKNOWN <input type="checkbox"/> PIPING LEAK <input type="checkbox"/> OTHER	CAUSE(S) <input type="checkbox"/> OVERFILL <input type="checkbox"/> RUPTURE/FAILURE <input type="checkbox"/> SPILL <input checked="" type="checkbox"/> CORROSION <input type="checkbox"/> UNKNOWN <input type="checkbox"/> OTHER
---------------	--	--

CASE TYPE	CHECK ONE ONLY <input checked="" type="checkbox"/> UNDETERMINED <input type="checkbox"/> SOIL ONLY <input type="checkbox"/> GROUNDWATER <input type="checkbox"/> DRINKING WATER - (CHECK ONLY IF WATER WELLS HAVE ACTUALLY BEEN AFFECTED)
-----------	--

CURRENT STATUS	CHECK ONE ONLY <input type="checkbox"/> NO ACTION TAKEN <input type="checkbox"/> PRELIMINARY SITE ASSESSMENT WORKPLAN SUBMITTED <input type="checkbox"/> POLLUTION CHARACTERIZATION <input checked="" type="checkbox"/> LEAK BEING CONFIRMED <input type="checkbox"/> PRELIMINARY SITE ASSESSMENT UNDERWAY <input type="checkbox"/> POST CLEANUP MONITORING IN PROGRESS <input type="checkbox"/> REMEDIATION PLAN <input type="checkbox"/> CASE CLOSED (CLEANUP COMPLETED OR UNNECESSARY) <input type="checkbox"/> CLEANUP UNDERWAY
----------------	--

REMEDIAL ACTION	CHECK APPROPRIATE ACTION(S) (SEE BACK FOR DETAILS) <input type="checkbox"/> CAP SITE (CD) <input type="checkbox"/> CONTAINMENT BARRIER (CB) <input type="checkbox"/> VACUUM EXTRACT (VE)	<input type="checkbox"/> EXCAVATE & DISPOSE (ED) <input type="checkbox"/> EXCAVATE & TREAT (ET) <input type="checkbox"/> NO ACTION REQUIRED (NA) <input checked="" type="checkbox"/> OTHER (OT) <u>Awaiting formulation of Work Plan</u>	<input type="checkbox"/> REMOVE FREE PRODUCT (FP) <input type="checkbox"/> PUMP & TREAT GROUNDWATER (GT) <input type="checkbox"/> TREATMENT AT HOOKUP (HJ) <input type="checkbox"/> ENHANCED BIO DEGRADATION (IB) <input type="checkbox"/> REPLACE SUPPLY (RS) <input type="checkbox"/> VENT SOIL (VS)
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COMMENTS	
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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

FILE COPY

Scott Seery

400  
 7-21-94  
 ACCEPTED \*

DEPARTMENT OF ENVIRONMENTAL HEALTH  
 470 - 27th Street 3rd Floor  
 Oakland, CA 94612  
 Telephone: (415) 874-7237

If someone has been reviewed and found to be acceptable in accordance with the requirements of this permit, changes to your plans must be submitted to the Department of Environmental Health. Changes to your plans must be submitted to the Department of Environmental Health. Changes to your plans must be submitted to the Department of Environmental Health. Changes to your plans must be submitted to the Department of Environmental Health.

DEPARTMENT OF ENVIRONMENTAL HEALTH  
 470 - 27th Street 3rd Floor  
 Oakland, CA 94612  
 Telephone: (415) 874-7237

Any change or alteration of these plans and specifications must be submitted to the Department of Environmental Health. Any change or alteration of these plans and specifications must be submitted to the Department of Environmental Health. Any change or alteration of these plans and specifications must be submitted to the Department of Environmental Health. Any change or alteration of these plans and specifications must be submitted to the Department of Environmental Health.

One copy of these plans and specifications must be on the job and available to all contractors and subcontractors involved with the project. One copy of these plans and specifications must be on the job and available to all contractors and subcontractors involved with the project. One copy of these plans and specifications must be on the job and available to all contractors and subcontractors involved with the project. One copy of these plans and specifications must be on the job and available to all contractors and subcontractors involved with the project.

Removal of Tank and Piping  
 8-1-94  
 Sampling  
 Final Inspection

Issuance of a permit to operate is dependent on compliance with accepted plans and all applicable laws and regulations.

THERE IS A FINANCIAL PENALTY FOR NOT OBTAINING THESE INSTRUCTIONS

\* SEE CHANGES

UNDERGROUND TANK CLOSURE PLAN

\* \* \* Complete according to attached instructions \* \* \*

1. Business Name formerly Hiro's Nursery  
 Business Owner Hiroshi Fukushima

2. Site Address 1630 - 162nd Avenue  
 City San Leandro Zip 94578 Phone \_\_\_\_\_

3. Mailing Address 1301 Hilliker Place  
 city Livermore Zip 94550 Phone 510/886-1666

4. Land Owner Hiroshi Fukushima  
 Address 1301 Hilliker Place City, State Livermore, CA Zip 94550

5. Generator name under which tank will be manifested Hiroshi Fukushima

EPA I.D. No. under which tank will be manifested 010 0105-224

6. Contractor W. A. Craig, Inc.  
Address P. O. Box 448  
City Napa Phone 707/252-3353  
License Type\* A/B/Haz ID# 455752

\*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 N/A  
Address \_\_\_\_\_  
City \_\_\_\_\_ Phone \_\_\_\_\_

8. Contact Person for Investigation  
Name Leland Yialelis Title Project Mngr  
Phone 707/252-3353

9. Number of tanks being closed under this plan 1  
Length of piping being removed under this plan Unknown  
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 EnviroPure West EPA I.D. No. CAT080011059  
Hauler License No. 2591 License Exp. Date 3-31-95  
Address 13331 No. Highway 33  
City Patterson State CA. Zip 95363

b) Product/Residual Sludge/Rinsate Disposal Site

Name EnviroPure West EPA I.D. No. CAT080011059  
Address 13331 No. Highway 33  
City Patterson State CA. Zip 95363

c) Tank and Piping Transporter

Name Dexanna, Ltd. EPA I.D. No. CAD 982438566  
Hauler License No. 2883 License Exp. Date 4/30/95  
Address 3104 Athene Court  
City Concord State CA Zip 94519

d) Tank and Piping Disposal Site

Name Erickson, Inc. EPA I.D. No. CAD 009466392  
Address 255 Parr Boulevard  
City Richmond State CA Zip 94801

11. Experienced Sample Collector

Name W. A. Craig II  
Company W. A. Craig, Inc.  
Address P. O. Box 448  
City Napa State CA Zip 94559 Phone 707/252-3353

12. Laboratory

Name McC Campbell Analytical  
Address 110 Second Avenue South  
City Pacheco State CA Zip 94553  
State Certification No. #1644

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

If yes, describe. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

14. Describe methods to be used for rendering tank inert

CO<sup>2</sup> (dry ice) 15 LBS PER 1000 GALLON CAPACITY,  
OR PER ACFD REQUIREMENTS

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)		
550 Gallons	Installation date is unknown; contents: gasoline; tank was last used in _____	Soil AND GROUND WATER IF ENCOUNTERED	Beneath tank a maximum of 2' below native soil

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) Less than 20 yds.	Sampling Plan  One Sample

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
unleaded gas	TPH-G BTX & E	5030 8020	Soil - 1.0 ppm .005 ppm
TOTAL Pb	AA OR ICAP		

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

18. Submit Worker's Compensation Certificate copy

Name of Insurer Golden Eagle Insurance Co. (Policy #NWC 254067)

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) W.A. Craig, Inc.

Signature Leland Yialelis

Date 7-18-94

Signature of Site Owner ~~xxx@xxxxxx~~'s Agent

Name (please type) Leland Yialelis

Signature Leland Yialelis

Date 7-18-94

18. Submit Worker's Compensation Certificate copy

Name of Insurer Golden Eagle Insurance Co. (Policy #NWC 254067)

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)

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Signature of Contractor

Name (please type) W. A. Craig, Inc.

Signature *Richard J. Craig*

Date 7-18-94

Signature of Site Owner ~~XXXXXXXXXXXXXXXXXXXX~~

Name (please type) HIRO FUKUSHIMA

Signature *Hiro Fukushima*

Date 7/21/94

## **SITE SAFETY PLAN**

**1630 - 162nd Avenue  
San Leandro, California 94578**

**W. A. CRAIG, INC.  
CONTRACTOR**

### **INTRODUCTION:**

This site health and safety plan has been developed to address those safety issues which could impact the health and safety of the site personnel and the surrounding community. The site is located at 1630 - 162nd Avenue, San Leandro, California. The purpose of the work to be undertaken there is to remove the underground storage tank (previous contents: gasoline) which is no longer being used.

### **SAFETY / COMMUNITY**

Those issues primarily affecting the community are: (A) - The open excavation; (B) - The potential for contaminated soil, should such exist, which must be excavated, to allow such contaminants to either vaporize or to contaminate the environment in other ways; and (C) - The potential danger of the exposed tank.

A. During and throughout the activities involved in the excavation, tank removal, and restoration of the site the area will be marked by the appropriate traffic and pedestrian barriers, markers, caution signs, fencing, and other such measures as are deemed necessary. The excavation will be fenced during those times when no construction activity is taking place.

B. Due to the fact that it is an underground storage tank, it is not likely that the concentrations of any contaminants, should there have been any leakage, will be sufficiently high enough to pose a threat to the public health except through possible contamination of the ground water. To preclude any such eventuality the soil removed will be stockpiled on plastic and will be covered by plastic until it has been disposed of in accordance with all laws and ordinances pertaining to such.

C. The tank will only be exposed once the proper permits from the Fire Department having jurisdiction have been obtained and will not be extracted without first having been rendered inert (by the vapor-freeing CO<sup>2</sup> method) and by approval of the representative of the Fire Department, upon it having been tested by an explosimeter which will be available to both the Fire Department personnel and to the construction personnel, on the job site.



### **SAFETY / PERSONNEL**

The safety and health risk factors associated with this site which are of immediate concern to the on site personnel are: the tank which may contain hazardous vapors which pose a potential for an explosion or are dangerous if inhaled; secondly, if there has been a leak into the surrounding soil of sufficient quantities to produce saturation levels sufficient to produce hazardous vapors. By use of an H-Nu Meter, should air contaminants reach 250 ppms, personnel will be required to go into level "C" personal protective equipment. In addition to these site specific factors, there are the normal safety issues associated with the operation of the equipment and work related to such construction activities.

Prior to the day's work beginning, the following subjects will be discussed with all on site personnel:

- 1) Make sure all on site personnel have the proper personal protective equipment.
- 2) Complete overview of project with specific tasks appropriated.
- 3) Inform all personnel the location of the nearest telephone in case of an emergency.
- 4) Inform all personnel the locations of fire extinguishers.
- 5) Inform all personnel that while machinery is in operation, hard hats will be worn.
- 6) Inform all personnel that should a danger exist that has not been addressed specifically, this should be reported to the job site supervisor immediately.
- 7) Inform all personnel of the location of the Site Health and Safety Plan and identify the Health and Safety Officer.

The key personnel on the site responsible for site safety will be Mr. W. A. Craig II. He has received SARA training and is experienced in the procedures and equipment associated with this work. For this reason, he has been named as the Site Safety Officer for this project.

In regard to the handling of the tank, the tank will be rendered inert by the standard procedure of vapor freeing by the use of CO<sup>2</sup> (dry ice) and the tank will be monitored by the use of an approved explosimeter which will be available on the site. Should the underground storage tank have a high LEL or oxygen reading, more dry ice will be added to insure a safe removal of the tank. These readings will be measured with a GasTech

Explosimeter that will be calibrated before coming onto the project site. In addition to these measures, two approved type fire extinguishers will be available on the site in the event of fire.

With regard to the potentially hazardous vapors, air quality monitoring equipment will be available and used at the discretion of the Contractor to properly assure the safety of personnel. If warranted by site conditions, in the opinion of the Site Safety Officer, an H-Nu Meter will be available to monitor the air quality of the project site. At the discretion of the contractor and prior to the daily safety meeting, an air reading will be taken. All site personnel will have approved respirators and level C protective clothing available should localized site conditions necessitate their use.

Decontamination procedures will include but not be limited to:

- 1) Any equipment coming into contact with soils associated with hydrocarbons will not leave the site until they have been cleaned of all such soil. This is to be done in such a manner so as not to spread contamination throughout the job site.
- 2) All personnel shall inspect themselves prior to leaving the immediate project site and shall rid themselves of any hydrocarbon contamination. Water will be on site to allow for personal washing. All rinseate associated with this process will be drummed and sealed on site.

Absorbent material will be available to the site should a spill occur.

In addition to these site specific factors there are also the safety factors associated with construction activities. In the event of injury or illness, medical aid is available at the medical facility identified below. The nearest phone at the project site.

**EMERGENCY PHONE NUMBERS:**

Ambulance	911
Fire	911
Police	911

**Hospital:** Fairmont Hospital  
15400 Foothill Boulevard  
San Leandro

Emergency: (510) 667-7878

W. A. Craig, Inc. Office: 707/252-3353.

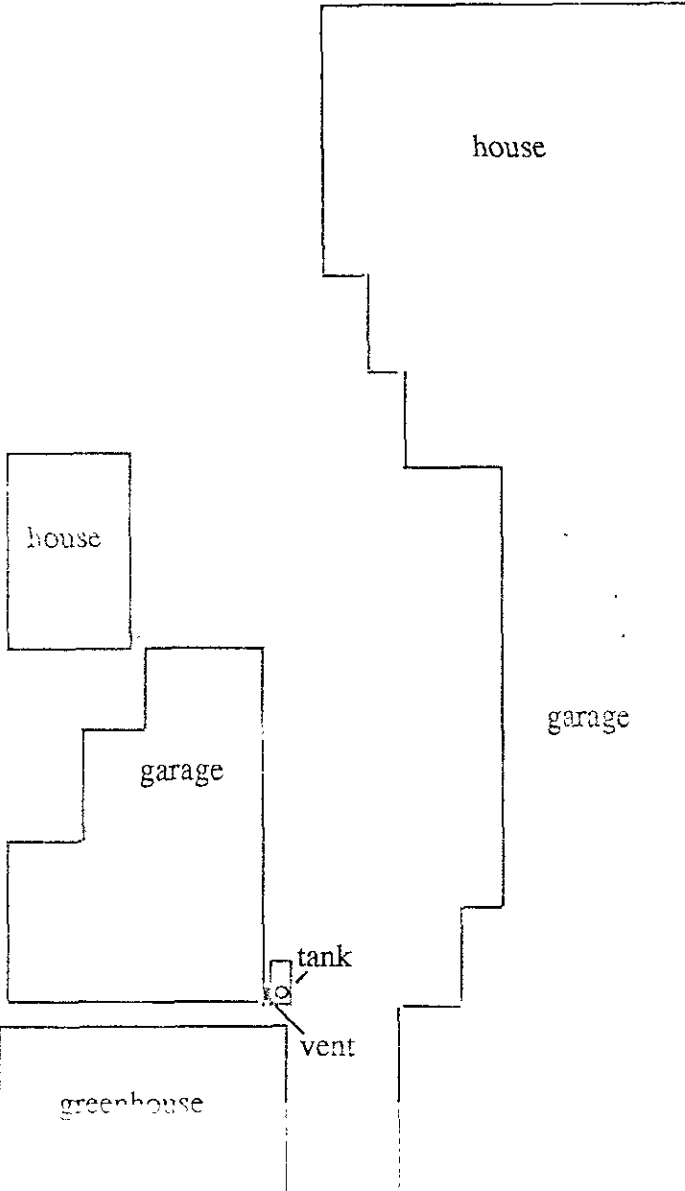
I have read and will comply with the preceding Site Safety Plan.


Map #1

Site Map

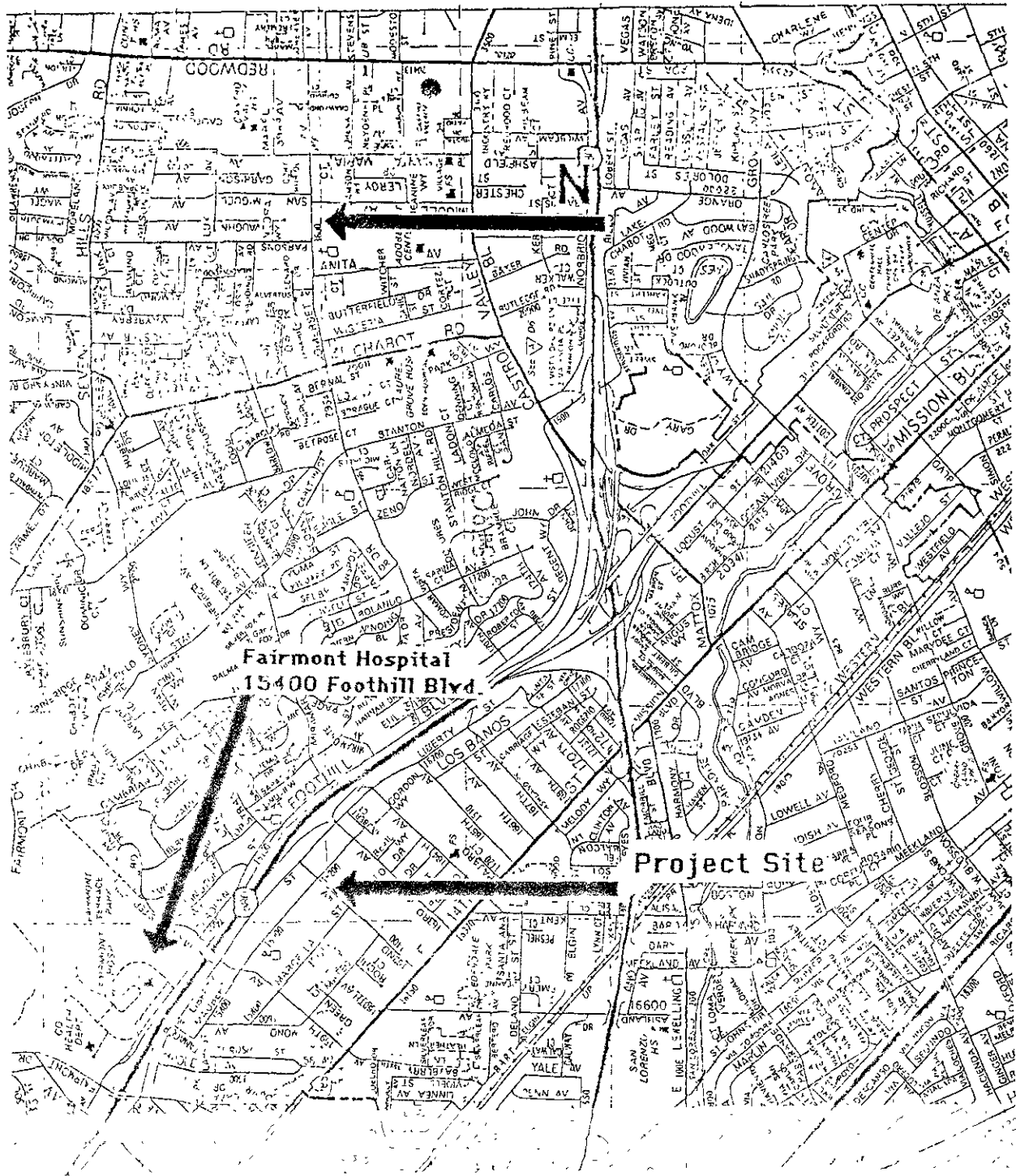
Scale: 1" = 25'

162nd St.



W. A. Craig, Inc.  
Environmental Contractor  
P. O. Box 448  
Napa, CA 94559

Edna Napa  
Napa, CA  
San Francisco, CA 94578



Date July 1994	W.A. Craig, Inc. 707-252-3353	Figure No
JUL 94 8593		
Scale 1" = 100' - reference only	C & H Groundwater Remediation System	Rev
Drawn		
Checked W.A.C.	W.A. Craig, Inc.	
Approved		

# ACORD CERTIFICATE OF INSURANCE

ISSUE DATE (MM/DD/YY)

3/29/1994

**PRODUCER**

Rogers & Young Insurance  
 3558 Round Barn Blvd. Ste.#203  
 Santa Rosa, CA 95403  
 (707) 579-5200

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

**COMPANIES AFFORDING COVERAGE**

- COMPANY LETTER **A** Golden Eagle Insurance
- COMPANY LETTER **B**
- COMPANY LETTER **C**
- COMPANY LETTER **D**
- COMPANY LETTER **E**

**INSURED**

W. A. Craig, Inc.  
 P. O. Box 448  
 Napa CA 95402-3100

**COVERAGES**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED, NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE 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. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

CO LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS
<b>A</b>	<b>GENERAL LIABILITY</b>				GENERAL AGGREGATE \$ 2,000,000
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY	CCP21509500	02/08/94	02/08/95	PRODUCTS-COMP/OP AGG. \$ 1,000,000
	<input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR				PERSONAL & ADV. INJURY \$ 1,000,000
	<input checked="" type="checkbox"/> OWNER'S & CONTRACTOR'S PROT.				EACH OCCURRENCE \$ 2,000,000
	<input checked="" type="checkbox"/> \$1000 Ded/Occ				FIRE DAMAGE (Any one fire) \$ 50,000
					MED. EXPENSE (Any one person) \$ 5,000
	<b>AUTOMOBILE LIABILITY</b>				COMBINED SINGLE LIMIT \$ 1,000,000
<b>A</b>	ANY AUTO	CCP21509500	02/08/94	02/08/95	BODILY INJURY (Per person) \$
	<input checked="" type="checkbox"/> SCHEDULED AUTOS				BODILY INJURY (Per accident) \$
	<input checked="" type="checkbox"/> HIRED AUTOS				PROPERTY DAMAGE \$
	<input checked="" type="checkbox"/> NON-OWNED AUTOS				EACH OCCURRENCE \$
	GARAGE LIABILITY				AGGREGATE \$
	<b>EXCESS LIABILITY</b>				<input checked="" type="checkbox"/> STATUTORY LIMITS
	UMBRELLA FORM				EACH ACCIDENT \$ 1,000,000
	OTHER THAN UMBRELLA FORM				DISEASE - POLICY LIMIT \$ 1,000,000
<b>A</b>	<b>WORKER'S COMPENSATION AND EMPLOYERS' LIABILITY</b>	NWC 254067	03/29/94	03/29/95	DISEASE - EACH EMPLOYEE \$ 1,000,000
	<b>OTHER</b>				

**DESCRIPTION OF OPERATIONS/LOCATIONS/VISIT SPECIAL ITEMS**

Re: All California Operations.  
 THIS SUPERSEDES THE CERTIFICATE ISSUED 2/18/94.

**CANCELLATION: EXCEPT FOR 10 DAY NOTICE FOR NON-PAYMENT OF PREMIUM.**

**CERTIFICATE HOLDER**

W. A. Craig, Inc.  
 P.O. Box 448  
 Napa, CA 94559

**CANCELLATION**

IF ANY OF THE ABOVE COVERS ARE CANCELLED BEFORE THE EXPIRATION DATE OF THE POLICY, THE POLICY WILL REMAIN IN FORCE FOR 30 DAYS WITHIN WHICH TO CONTACT THE UNDERWRITER NAMED TO THE LEFT TO PAY FOR SUCH NOTICE. THERE IS NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE COMPANY, ITS AGENTS OR REPRESENTATIVES.

CONTRACTORS STATE LICENSE BOARD

No. 455712

*Building Quality*

ISSUED 04-29-84

This license 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. It becomes void if not renewed.

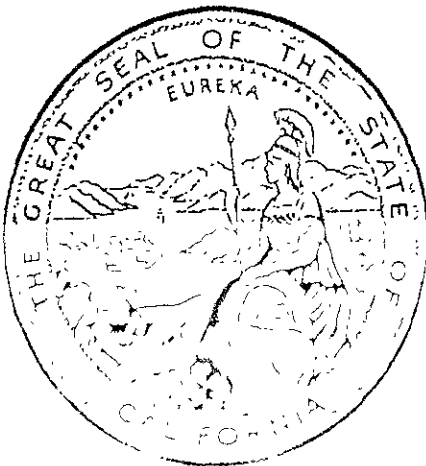
# Contractor's License

Pursuant to the provisions of Chapter 9 of Division 3 of the Business and Professions Code and the Rules and Regulations of the Contractors State License Board, the Registrar of Contractors does hereby issue this license to:

CRAIG W A IAC

to engage in the business or act in the capacity of a contractor in the following classification(s):  
A GENERAL ENGINEERING CONTRACTOR

WITNESS my hand and sealed this  
1ST day of MAY 1984.



*J. K. Mabrey*  
Registrar of Contractors

*[Handwritten signature]*  
*[Handwritten signature]*

STATE AND CONSUMER SERVICE AGENCY  
DEPARTMENT OF CIVIL SERVICE AFFAIRS

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



*Building Quality*



# HAZARDOUS SUBSTANCES REMOVAL AND REMEDIAL ACTIONS CERTIFICATION

Pursuant to the provisions of Section 7058.7 of the Business and Professions Code, the Registrar of Contractors does hereby certify that the following qualifying person has successfully completed the hazardous substances removal and remedial actions examination.



Qualifier: WILLIAM ALEXANDER CRAIG II  
License No.: 455752  
Namestyle: W. A. CRAIG, INC.

WITNESS my hand and official seal this  
6 day of SEPTEMBER, 1988

*J. Maloney*  
Registrar of Contractors

13L-36 (1/88)

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.

A1571



white -env.health  
 yellow -facility  
 pink -files

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH  
 Hazardous Materials Inspection Form

~~88 Swan Way, #200~~  
 Oakland, CA 94621  
~~(415) 271-4320~~  
 567-6700 1131 Harbor Bay Pkwy  
 Alameda 94502  
 II, III

Site ID # \_\_\_\_\_ Site Name Hinos Nursery Today's Date 8/1/94

Site Address 1630 162nd  
 City S. Leandro Zip 94578 Phone \_\_\_\_\_

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

**Inspection Categories:**

- I. Haz. Mat/Waste GENERATOR/TRANSPORTER
- II. Business Plans, Acute Hazardous Materials
- III. Underground Tanks

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

**Comments:**

On-site to witness closure of last of two USTs. W.C. Smith was the fire inspector representing ACFD. LEL/O2 levels were determined to be acceptable by ACFD, and the UST was removed. Approx. 400 gallons of liquid was removed. The tank was severely pitted with several throughgoing holes on both tank ends, along the end seams, and across the tank's top, as noted following its removal. Underlying native material appears to be a silty sandy clay. It was nearly saturated, discolored (orange gray) and exhibited a strong gasoline odor. It is unclear whether the wet sediments represent a temporary "perched" condition from localized surface infiltration or phreatic conditions.

**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. MATLS**

- 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(i)
- 18. Exemption Request? (Y/N) 25536(b)
- 19. Trade Secret Requested? 25538

**III. UNDERGROUND TANKS (Title 23)**

- |                               |   |
|-------------------------------|---|
| General                       | <input type="checkbox"/> 1. Permit Application 25284 (H&S)                              |
|                               | <input type="checkbox"/> 2. Pipeline Leak Detection 25292 (H&S)                         |
|                               | <input type="checkbox"/> 3. Records Maintenance 2712                                    |
|                               | <input type="checkbox"/> 4. Release Report 2651   |
|                               | <input type="checkbox"/> 5. Closure Plans 2670  |
| Monitoring for Existing Tanks | <input type="checkbox"/> 6. Method  |
|                               | 1) Monthly Test   |
|                               | 2) Daily Vadose<br>Semi-annual groundwater<br>One time soils                            |
|                               | 3) Daily Vadose<br>One time soils<br>Annual tank test                                   |
|                               | 4) Monthly Gndwater<br>One time soils   |
|                               | 5) Daily Inventory<br>Annual tank testing<br>Cont pipe leak det<br>Vadose/gndwater mon. |
|                               | 6) Daily Inventory<br>Annual tank testing<br>Cont pipe leak det                         |
|                               | 7) Weekly Tank Gauge<br>Annual tank testing   |
|                               | 8) Annual Tank Testing<br>Daily Inventory   |
|                               | 9) Other _____  |
| New Tanks                     | <input type="checkbox"/> 7. Precs Tank Test 2643<br>Date: _____                         |
|                               | <input type="checkbox"/> 8. Inventory Rec. 2644   |
|                               | <input type="checkbox"/> 9. Soil Testing 2646   |
|                               | <input type="checkbox"/> 10. Ground Water. 2647   |
| New Tanks                     | <input type="checkbox"/> 11. Monthly Pk n 2632  |
|                               | <input type="checkbox"/> 12. Access Sec re 2634   |
|                               | <input type="checkbox"/> 13. Plans Submittal 2711<br>Date: _____                        |
|                               | <input type="checkbox"/> 14. As Built 2635<br>Date: _____                               |

Rev 6/88

Contact: \_\_\_\_\_  
 Title \_\_\_\_\_ Inspector: \_\_\_\_\_  
 Signature \_\_\_\_\_ Signature: \_\_\_\_\_

II, III

**STATE WATER RESOURCES CONTROL BOARD**

DIVISION OF CLEAN WATER PROGRAMS  
2014 T STREET, SUITE 130  
P.O. BOX 944212  
SACRAMENTO, CALIFORNIA 94244-2120  
(916) 227-4427  
(916) 227-4530 (FAX)



JUN 7 1994

Mr. Hiroshi Fukushima  
1301 Hilliker Place  
Livermore, CA 94550

Site: 1630 - 162nd Ave  
San Leandro, CA 94578  
STID #1361

Dear Mr. Fukushima:

**UNDERGROUND STORAGE TANK CLEANUP FUND PROGRAM, NOTICE OF PERMIT  
WAIVER, CLAIM NUMBER: 008308**

During the detailed review of your application, and a review of the file for your site with the Alameda County Department of Environmental Health (ACDEH), we found the following:

- o You are the former owner of the one parcel of land which maintained a residence and a nursery business. The nursery site and business was sold in 1993.
- o An unauthorized release was discovered in 1989 during a site assessment prior to the sale of the property. The property was used exclusively for residential purposes. Following the sale of your nursery, you converted the residential property into a rental unit.
- o One 550 gallon underground storage tank (UST) is currently located on the rental property and contained gasoline for use on your personal vehicles. The tank was emptied in 1989. Because the UST contained motor vehicle fuel, it is subject to the permit requirement pursuant to Section 2811(a)(2) of the Petroleum Underground Storage Tank Cleanup Fund Regulations, Division 3, Chapter 18, of the California Code of Regulations dated December 2, 1991 (see enclosed copy of excerpt).
- o One 1,000 gallon UST was removed on September 3, 1992, from the former nursery site. No contamination was detected surrounding the tank area and, therefore, this site was closed on December 30, 1992 by ACDEH.
- o To date the 550 gallon tank has not been properly decommissioned, removed, or permitted as required by ACDEH since January 1993.
- o You are not in compliance with ACDEH corrective action order dated January 29, 1993.

Since the tank was not in compliance with applicable requirements to have the permits to own or operate pursuant to Section 25284 of Chapter 6.7 of the Health and Safety Code, we cannot accept Claim Number 008308 because of this noncompliance.

However, recent legislation (AB 1061) allows the State Water Resources Control Board (SWRCB) to waive the requirement that the claimant must have had the required permits to own or operate the tank(s) by January 1, 1990, as a condition for eligibility to the Fund for claims filed after January 1, 1994. A Notice of the change in the law is enclosed. The Notice explains the criteria for requesting the waiver. It also explains that where the SWRCB does waive the requirement, the deductible is increased from \$10,000 to \$20,000.

After you have carefully read the enclosed Notice, you may request the waiver [in writing] regarding the requirement to have obtained the required permits by January 1, 1990.

If you do not agree with this decision, you may request a review within thirty (30) calendar days of the date of this Notice. Please send any request for review to:

Mr. Dave Deaner, Manager  
State Water Resources Control Board  
Underground Storage Tank Cleanup Fund  
P. O. Box 944212  
Sacramento, CA 94244-2120

If you do not request a "waiver" or a review within thirty (30) days from the date of this Notice, your claim will be removed from the Priority List at the expiration of said thirty (30) days.

If you have any questions, call Blessy Torres at (916) 227-4535.

Sincerely,

*Francine Aguirre*  
Francine Aguirre  
Team Leader, Regions 1 and 2  
Underground Storage Tank Cleanup Fund

Enclosures

bt

cc: Alameda County EHD            California Regional Water Quality  
Attn: Scott Seery            Control Board, San Francisco Bay Region  
80 Swan Way, Room 200            Attn: Steve Morse  
Oakland, CA 94621            2101 Webster Street, Suite 500  
   Oakland, CA 94612

20:44 PM JUN 9 1994  
ALCO  
HAZMAT

January 25, 1994

Mr. Scott O. Seery, CHMM  
Department of Environmental Health  
80 Swan Way, Rm 200  
Oakland, Calif. 94621

Re: Tank removal at 1630 162nd Ave.  
San Leandro, Ca.

Dear Mr. Seery:

This is to inform you of our present situation and the removal of the above tank..

Due to the years of draught and then the economy, we were forced to close Hiro's Nursery, as we were heavily in debt. We refinanced everything we own to try to keep our business going, but to no avail. During the summer we moved all our heavy equipment and our trucks to the front of the property and they are now in the way of the tank that is to be removed.

We are trying to sell our inventory, but this is a slow time for all wholesale nurseries. We are hoping to be able to liquidate the trucks and equipment during the busy season of spring and summer. We are asking for an extension of time so we can try to find the funds to begin work on this clean up.

Sincerely,

  
Hiro Fukushima

1301 Hilliker Pl.  
Livermore, Ca. 94550

Day phone: Naruo Nursery 510-886-1666

ALCO  
HAZMAT  
94 JAN 27 AM 11:32

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

STID 1361

January 7, 1994

Mr. Hiro Fukishima  
Hiro's Nursery, Inc.  
1630-162nd Avenue  
San Leandro, CA 94578

RE: HIRO'S NURSERY 1630-162ND AVENUE, SAN LEANDRO

Dear Mr. Fukishima:

It has come to our attention that the remaining underground storage tank (UST) at this site has yet to be removed. On April 23, 1993, you were granted a 180 day extension by Chief Jim Ferdinand of Eden Consolidated Fire Protection District (now incorporated into the Alameda County Fire Department) to begin the closure process. This would have required such activities to have begun on or around October 20, 1993.

Please be advised that you are currently in violation of Section 25298 of the California Health and Safety Code, Section 2670(c) of Title 23, California Code of Regulations, and Section 79.114(e) of the Alameda County Fire Code for abandonment of and failure to properly close the subject UST. Please be further advised that violations of this sort carry with them the potential for fines of up to \$5000 per day of violation.

Please contact this office within 15 days of the date of this letter to inform of your intent with regards to the closure of this UST. I may be reached at 510/271-4530.

Sincerely,

  
Scott O. Seery, CHMM  
Senior Hazardous Materials Specialist

cc: Rafat A. Shahid, Assistant Agency Director  
Gil Jensen, Alameda County District Attorney's Office  
Edward Laudani, Alameda County Fire Department  
Robert Weston, ACDEH

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



DEPARTMENT OF ENVIRONMENTAL HEALTH  
Hazardous Materials Program  
80 Swan Way, Rm. 200  
Oakland, CA 94621  
(415)

FACSIMILE TRANSMITTAL

TO:

895-1477  
Fax Phone Number

Floor/Room # \_\_\_\_\_

Name: Jack Quarle  
Title/Section

Agency: Jack Quarle Assoc

Address: \_\_\_\_\_

Phone #: ( ) \_\_\_\_\_

FROM:

\_\_\_\_\_  
Fax Phone Number

Floor/Room # \_\_\_\_\_

Date: 9-29-93

Time Sent: 4:00

Sender: Scott Seery  
Title/Section

Phone #: ( ) 271-4530

Number of Pages Including Transmittal Sheet: 6

Special Instructions/Comments:

*[Faint handwritten notes and signatures at the bottom of the page]*



**EDEN CONSOLIDATED**  
**BUREAU OF FIRE PREVENTION**  
427 PASEO GRANDE • SAN LORENZO, CALIFORNIA 94580

JAMES FERDINAND, B/C  
CHIEF OF BUREAU  
(510) 670-5853  
FAX (510) 276-5915

April 23, 1993

Mr. Hiro Fukushima  
Hiro's Nursery, Inc.  
1630 162nd Ave.  
San Leandro, CA 94578

Re: Underground Fuel Tank Removal

Dear Mr. Fukushima:

Following a review of your letter dated April 2, 1993, the Eden Fire Prevention Bureau will allow an extension for the removal deadline for the underground fuel storage tank.

As of the date of this letter, the owners/operators and any other persons involved with the property located at 1630 162nd Avenue shall, be granted 180 days to begin the process of removal and site mitigation for the underground storage tank. Additional extensions shall not be considered.

If you have any questions, or if I can be of assistance, please call me at 670-5853.

Sincerely,

*James R. Ferdinand*  
James R. Ferdinand, Chief  
Fire Prevention Bureau

c: Scott Seery, Department of Environmental Health

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

STID 1361

March 22, 1991<sup>3</sup>

Mr. Leland Yialelis  
W.A. Craig Company  
P.O. Box 448  
Napa, CA 94559

RE: HIRO'S NURSERY, 1630 - 162ND AVENUE, SAN LEANDRO

Dear Mr. Yialelis:

Enclosed please find copies of the State UST Forms A and B. Please complete and return these forms to this office, as well as a copy of your current Worker's Compensation Insurance certificate.

Once we have received these items, the closure application will be approved by this office. At that time, the Alameda County Fire Department (formerly known as the Eden Consolidated Fire Protection District) must also review and approve this plan, and issue a permit for the closure.

Please call me at 510/271-4320 should you have any questions.

Sincerely,

  
Scott O. Seery, CHMM  
Senior Hazardous Materials Specialist

cc: Jim Ferdinand, Alameda County Fire Department  
Valentin Constantinescu, Alfa Environmental  
Hiro Fukushima, Hiro's Nursery



ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY



DAVID J. KEARS, Agency Director

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

STID 1361

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 29, 1993

Mr. Hiro Fukishima  
Hiro's Nursery, Inc.  
1630 - 162nd Avenue  
San Leandro, CA 94578

RE: HIRO'S NURSERY, 1630 - 162ND AVENUE, SAN LEANDRO, ASN 80-  
63-26 LOT 15

Dear Mr. Fukishima:

The Department has completed review of the September 28, 1989 McLaren report entitled "Property Transaction Assessment and Initial Site Characterization at 1630 - 162nd Avenue, San Leandro, California." This assessment and report were apparently commissioned by Kaufman and Broad as a three phase investigation into the environmental condition of the referenced site, presumably performed prior to its potential development.

The cited report documents the results of soil and ground water analyses, including those associated with several borings advanced adjacent to two (2) underground storage tanks (UST) located at the site. The results of these analyses indicate that an Unauthorized Release of petroleum hydrocarbons has occurred in the area explored by borings designated SB-1, -2, -5, and -6 in the referenced report, located adjacent to the northern-most UST.

Information made available to this Department indicates the subject northern-most tank has not been in use for a period of time exceeding one year. The southern-most UST was removed during September 1992 with no apparent evidence of a release.

Please be advised that Section 2670(c) of Title 23, California Code of Regulations, and Alameda County Fire Code Section 79.114(e) requires the permanent closure of the remaining UST. Such closure must be initiated within the next 90 days. Please find attached to this letter copies of the Alameda County UST closure guidelines and application. You are requested to contract for said UST closure, and complete and return the attached application within 30 days of the date of this letter, or by March 1, 1993.

As noted previously, the cited September 28, 1989 McLaren report identifies that an unauthorized release has occurred at this site. Please complete the attached **Unauthorized Release (Leak) / Contamination Site Report** and return to this office within 5 days of the date of this letter, or by February 5, 1993.

Mr. Hiro Fukushima  
RE: 1630 - 162nd Ave., San Leandro  
January 29, 1993  
Page 2 of 3

Please be further advised that the San Francisco Bay Regional Water Quality Control Board (RWQCB) requires additional environmental investigations to be performed when unauthorized releases are discovered. Such investigations are in the form of a **Preliminary Site Assessment**, or PSA. The information gathered by the PSA will be used to determine the extent of the environmental impact resulting from the release, and an appropriate course of action to remediate the site, if required. The PSA must be conducted in accordance with the RWQCB Staff Recommendations for the Initial Evaluation and Investigation of Underground Tanks, the State Water Resources Control Board Leaking Underground Fuel Tank (LUFT) Field Manual, and Article 11 of Title 23, California Code of Regulations.

In order to proceed with a PSA, you should obtain the professional services of a reputable environmental consultant. Your responsibility is to have the consultant submit for review a PSA work plan outlining planned activities pertinent to meeting the criteria described in the referenced guidance documents. These criteria are broadly outlined in the attached **Appendix A** from the RWQCB.

The Department, through an agreement with the RWQCB, will oversee the assessment and remediation of your site as the lead agency. 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 work plan is due within 45 days of the date of closure of the remaining UST.** Work should commence no later than 30 days following work plan approval.

A report must be submitted within 45 days of the completion of field activities associated with this phase of work at the site. Subsequent reports are to be submitted **quarterly** until this site qualifies for final RWQCB "sign off."

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

Mr. Hiro Fukushima  
RE: 1630 - 162nd Ave., San Leandro  
January 29, 1993  
Page 3 of 3

- o Details and results of all work performed during the designated reporting period: records of field observations and data, boring and well construction logs, water level data, chain-of-custody forms, laboratory results for all samples collected and analyzed (including QA/QC data), tabulations of free product thicknesses and dissolved fractions, etc.
- o Status of ground water contamination and characterization
- o Interpretation of results: water level contour maps showing gradients, free and dissolved product plume definition maps for each target compound, geologic cross sections, etc.
- o Recommendations for additional work

All reports and proposals must be submitted under seal of a California-registered geologist or civil engineer with the appropriate environmental background. Please include a statement of qualifications for each lead professional involved with this project.

Please be advised that this is a formal request for technical reports pursuant to California Water Code Section 13267(b). Failure to respond may result in the referral of this case to the RWQCB for enforcement action.

Please feel free to call me at 510/271-4320, or -4530, should you have any questions.

Sincerely,



Scott O. Seery, CHMM  
Senior Hazardous Materials Specialist

attachment

cc: Rafat A. Shahid, Assistant Agency Director, Env. Health  
Gil Jensen, Alameda County District Attorney's Office  
John Jang, RWQCB  
Jim Ferdinand, Eden Consolidated Fire District  
Robert Weston, ACDEH  
Ed Howell - files

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

December 30, 1992

Mr. Hiro Fukushima  
Hiro's Nursery, Inc.  
1630 162nd Avenue  
San Leandro, CA 94578

Subject: Tank Closure, 1630 162nd Avenue, San Leandro, CA

Dear Mr. Fukushima:

This Department has received and reviewed the file for the removal of a 1000 gallon tank at this site. This underground storage tank represents one of two known tanks located on the property. The tank location is described on Alameda County Assessor's map 80, page 63, parcel 26, on the border of lot 15 and lot 38. The file contains information which includes observations made at the time of the removal of the former gasoline tank and laboratory analytical data from soil samples taken during the removal. Based on the available information for the above tank closure, it appears that activities related to the operation of the tank have not impacted groundwater. Further investigation and/or cleanup of the soil and groundwater is not necessary for this tank location at the property. Further work could be required if conditions change or a water quality threat is discovered at the site.

If you have any questions regarding this matter, please contact me at the above telephone number.

Very truly yours,

A handwritten signature in cursive script that reads "Robert Weston".

Robert Weston  
Hazardous Materials Specialist

cc: Ed Howell, Chief - files *EST*

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, Assistant Agency Director

September 17, 1992

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

Mr. Valentin Constantineson  
E. G. E.  
200 Brown Road, Suite 200  
Fremont, CA 94539

Dear Mr. Constantineson:

This Department has received and reviewed the laboratory analytical results sent by facsimile for the site known as Hiro's Nursery, 1630 162nd Avenue, San Leandro. Your request to backfill the open excavation with the stockpiled soil from the former tank location is hereby approved. This approval is based on the non-detectable hydrocarbon contamination and the low level of total lead found in the composited soil sample S3-S6.

This Department expects a complete report on the tank removal activities and findings within 60 days of the actual removal.

Sincerely,

  
Robert Weston  
Hazardous Materials Specialist

cc: Ed Howell-files

**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**

*ROBERT WESTON*

**ACCEPTED**

DEPARTMENT OF ENVIRONMENTAL HEALTH  
 470 - 27th Street, Third Floor  
 Oakland, CA 94612  
 Telephone: (415) 874-7237

These plans have been reviewed and found to be acceptable and essentially meet the requirements of State and local health laws. Changes to your plans indicated by this Department are to assure compliance with State and local laws. The project proposed herein is now released for issuance of any required building permits for construction.

One copy of these accepted plans must be on the job and available to all contractors and craftsmen involved with the removal.

Any change or alterations of these plans and specifications must be submitted to this Department and to the Fire and Building Inspection Department to determine if such changes meet the requirements of State and local laws. Notify this Department at least 48 hours prior to the following required inspections:

- Removal of Tank and Piping
- Sampling
- Final Inspection

Issuance of a permit to operate is dependent on compliance with accepted plans and all applicable laws and regulations.

THERE IS A FINANCIAL PENALTY FOR NOT OBTAINING THESE INSPECTIONS.

*STOCKPILED SOIL INTENDED TO BACKFILL  
 PIT WILL BE SAMPLED EVERY 20 YD.<sup>3</sup>  
 FOUR SAMPLES, COMPOSITED IN THE  
 LAB, INTO ONE SAMPLE.*

**UNDERGROUND TANK CLOSURE PLAN**

\* \* \* Complete according to attached instructions \* \* \*

1. Business Name HIROS NURSERY  
 Business Owner HIRO FUKUSHIMA
  2. Site Address 1630 162ND AVE  
 city SAN LEANDRO Zip 94578 Phone 510 276 5784
  3. Mailing Address SAME  
 City \_\_\_\_\_ Zip \_\_\_\_\_ Phone \_\_\_\_\_
  4. Land Owner SAME  
 Address \_\_\_\_\_ City, State \_\_\_\_\_ Zip \_\_\_\_\_
  5. Generator name under which tank will be manifested HIRO FUKUSHIMA
- EPA I.D. No. under which tank will be manifested CAC000815360

6. Contractor W. A. CRAIG INC.  
Address PO BOX 408  
City NAPA CA 94559 Phone 707 252 3353  
License Type\* AB HAZ ID# 455752

\*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 ENVIRONMENTAL GEOSYSTEMS  
Address 200 BROWN RD STE 210  
City FREMONT CA Phone 510 770 5733

8. Contact Person for Investigation  
Name VALENTINE CONSTANTINESCU Title CONSULTANT  
Phone 510 770 5733

9. Number of tanks being closed under this plan 1  
Length of piping being removed under this plan 0  
Total number of tanks at facility 2

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 \_\_\_\_\_ EPA I.D. No. \_\_\_\_\_  
Hauler License No. \_\_\_\_\_ License Exp. Date \_\_\_\_\_  
Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

b) Product/Residual Sludge/Rinsate Disposal Site

Name \_\_\_\_\_ EPA I.D. No. \_\_\_\_\_  
Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

c) Tank and Piping Transporter

Name DEXANNA LTD EPA I.D. No. CAD982438566  
Hauler License No. 2883 License Exp. Date APRIL 30 1993  
Address 3104 ATHENE CT  
City CONCORD State CA Zip 94519

d) Tank and Piping Disposal Site

Name ERICKSON EPA I.D. No. CAD0009466392  
Address 255 PARR BLVD  
City RICHMOND State CA Zip 94801

11. Experienced Sample Collector

Name VALENTINE CONSTANTINESCU  
Company ENVIRONMENTAL GEOSYSTEMS  
Address 700 BROWN RD  
City FREMONT State CA Zip 94539 Phone 5107705733

12. Laboratory

Name McCAMPBELL ANALYTICAL  
Address 110 2ND AVE  
City PACHECO State CA Zip 94553  
State Certification No. 1644

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

If yes, describe. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



14. Describe methods to be used for rendering tank inert.

DRY ICE (50 LBS)  
AERATE

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)		
1000 GAL	<del>UNKNOWN</del> UNLEADED REGULAR GASOLINE	SOIL	2' BELOW TANK BOTTOM AT FILL END, STOCKPILE  AREAS OF OBVIOUS CONTAMINATION

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) 6 YD <sup>3</sup>	Sampling Plan STOCKPILED SOIL WILL BE CHARACTERIZED DEPENDING ON DISPOSAL METHOD

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
TPH-G BTEX	SO30 SO30	GLFID 8240 or 8020	1 PPM .005 PPM
TOTAL LEAD	AA		

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

18. Submit Worker's Compensation Certificate copy

Name of Insurer GOLDEN EAGLE INS.

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) JAMIE HARGRAVE FOR W.A. CRAIG

Signature Jamie Hargrave

Date 8/6/92

Signature of Site Owner or Operator

Name (please type) JAMIE HARGRAVE FOR HIRO FUKUSHIMA

Signature Jamie Hargrave

Date 8/6/92

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

HIRO NURSERY

Company Name

HIRO FUKUSHIMA

Owner's Name

1630 162<sup>ND</sup> AVE

Street Address

1630 162<sup>ND</sup> AVE

Owner's Address

SAN LEANDRO CA 94578

City

Zip Code

SAN LEANDRO CA 94578

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.

Signature of Depositor

Jamie Hargrave

Date

8/6/92

Depositor Name

JAMIE HARGRAVE

Company Name

WA Craig Inc.

Street Address

P O Box 448

City / Zip

Napa Ca 94559

**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 _____	Address _____
Company Name _____	Owner's Name _____
Street Address _____	Owner's Address _____
City _____ Zip Code _____	Owner's City _____ State _____ Zip _____

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

Name \_\_\_\_\_

Street Address \_\_\_\_\_

City / Zip \_\_\_\_\_

Property Owner Signature \_\_\_\_\_ Date \_\_\_\_\_

Property Owner Name \_\_\_\_\_

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

# INSURE CERTIFICATE OF INSURANCE

ISSUE DATE (MM/DD/YY)

WACRA002 11

07/24/92

**PRODUCER**

Frank P. Young, Inc.  
1325 College Avenue  
P.O. Box HH  
Santa Rosa, California 95402  
(707) 542-2278

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW

## COMPANIES AFFORDING COVERAGE

COMPANY LETTER	<b>A</b>	<b>CNA INSURANCE</b>
COMPANY LETTER	<b>B</b>	<b>GOLDEN EAGLE</b>
COMPANY LETTER	<b>C</b>	
COMPANY LETTER	<b>D</b>	
COMPANY LETTER	<b>E</b>	

**INSURED**

W.A. Craig, Inc.  
  
P.O. Box 448  
Napa CA 94559

**COVERAGES**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED, NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE 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. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

CO LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS
A	<b>GENERAL LIABILITY</b>	CO 607967479	06/20/92	06/20/93	GENERAL AGGREGATE \$2,000,000
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY				PRODUCTS-COMP/OP AGG. \$1,000,000
	<input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR.				PERSONAL & ADV. INJURY \$1,000,000
	<input checked="" type="checkbox"/> OWNER'S & CONTRACTOR'S PROT.				EACH OCCURRENCE \$1,000,000
	<input checked="" type="checkbox"/> PROP DAMAGE				FIRE DAMAGE (Any one fire) \$ 50,000
	\$250 DED/OCC				MED EXPENSE (Any one person) \$ 5,000
A	<b>AUTOMOBILE LIABILITY</b>	BUA 007967480	06/20/92	06/20/93	COMBINED SINGLE LIMIT \$ 1,000,000
	<input checked="" type="checkbox"/> ANY AUTO				BODILY INJURY (Per person) \$
	<input type="checkbox"/> ALL OWNED AUTOS				BODILY INJURY (Per accident) \$
	<input type="checkbox"/> SCHEDULED AUTOS				PROPERTY DAMAGE \$
	<input checked="" type="checkbox"/> HIRED AUTOS				
<input checked="" type="checkbox"/> NON-OWNED AUTOS					
	GARAGE LIABILITY				
	<b>EXCESS LIABILITY</b>				EACH OCCURRENCE \$
	<input type="checkbox"/> UMBRELLA FORM				AGGREGATE \$
	<input type="checkbox"/> OTHER THAN UMBRELLA FORM				
A	<b>WORKER'S COMPENSATION AND EMPLOYERS' LIABILITY</b>	NWC11482700	10/01/91	10/01/92	STATUTORY LIMITS
					EACH ACCIDENT \$1,000,000
					DISEASE-POLICY LIMIT \$1,000,000
					DISEASE-EACH EMPLOYEE \$1,000,000
	<b>OTHER</b>				

**DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/SPECIAL ITEMS**

RE: ALL CALIFORNIA OPERATIONS

CANCELLATION EXCEPT FOR 10 DAY NOTICE FOR NONPAYMENT OF PREMIUM

**CERTIFICATE HOLDER**

CIT GROUP/INDUSTRIAL FINANCING  
1620 WEST FOUNTAINHEAD PKWY.  
SUITE 600  
TEMPE, AZ 85282

**CANCELLATION**

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING COMPANY WILL ENDEAVOR TO MAIL 30 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE COMPANY, ITS AGENTS OR REPRESENTATIVES

AUTHORIZED REPRESENTATIVE

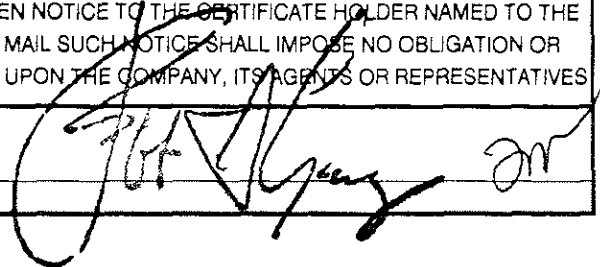
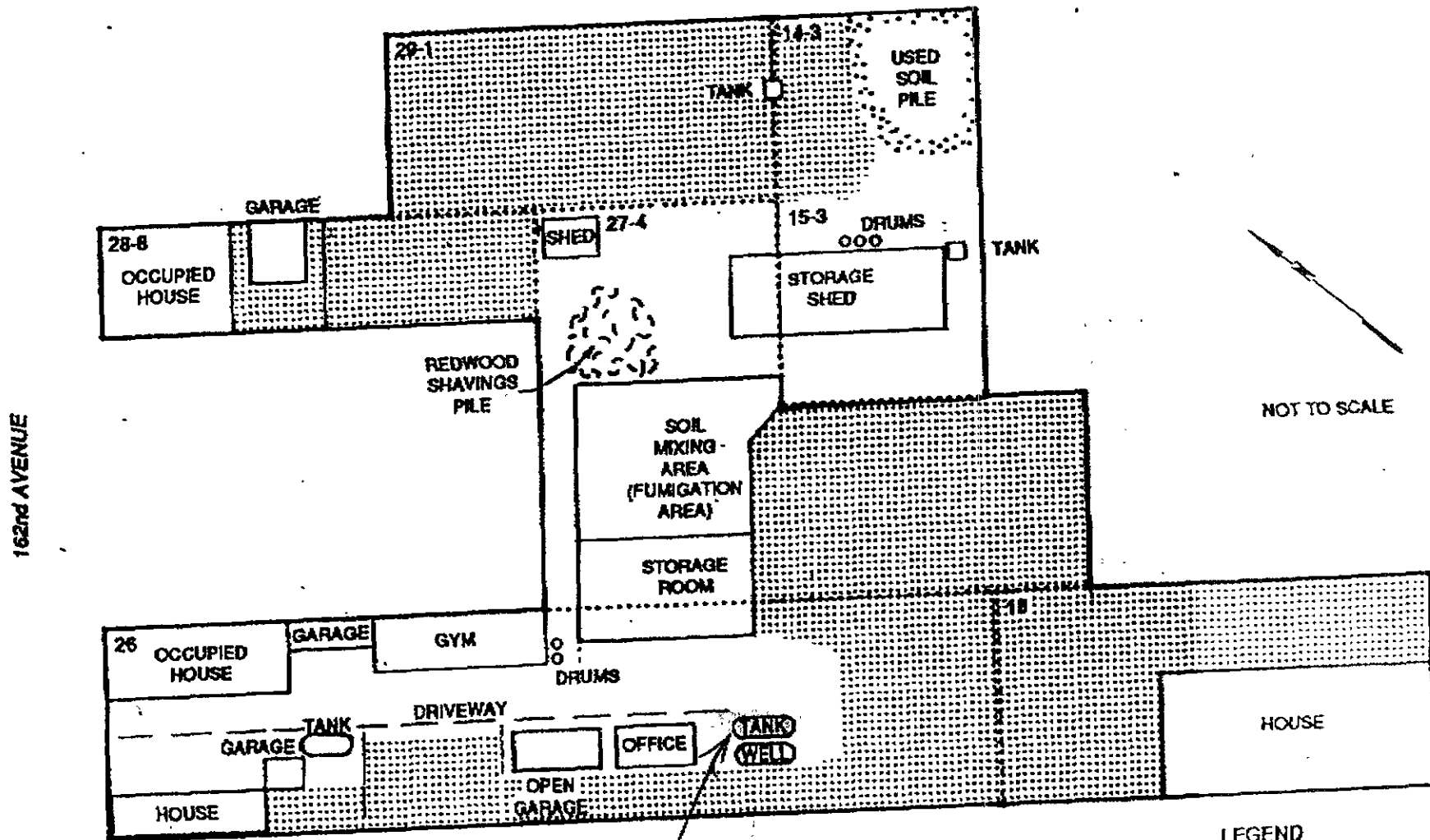




FIGURE 1  
SITE PLAN  
1630 - 162nd AVENUE



- LEGEND
-  GREEN HOUSE OR OUTDOOR NURSERY
  - 29-1 PARCEL NUMBER
  -  PARCEL BOUNDARIES

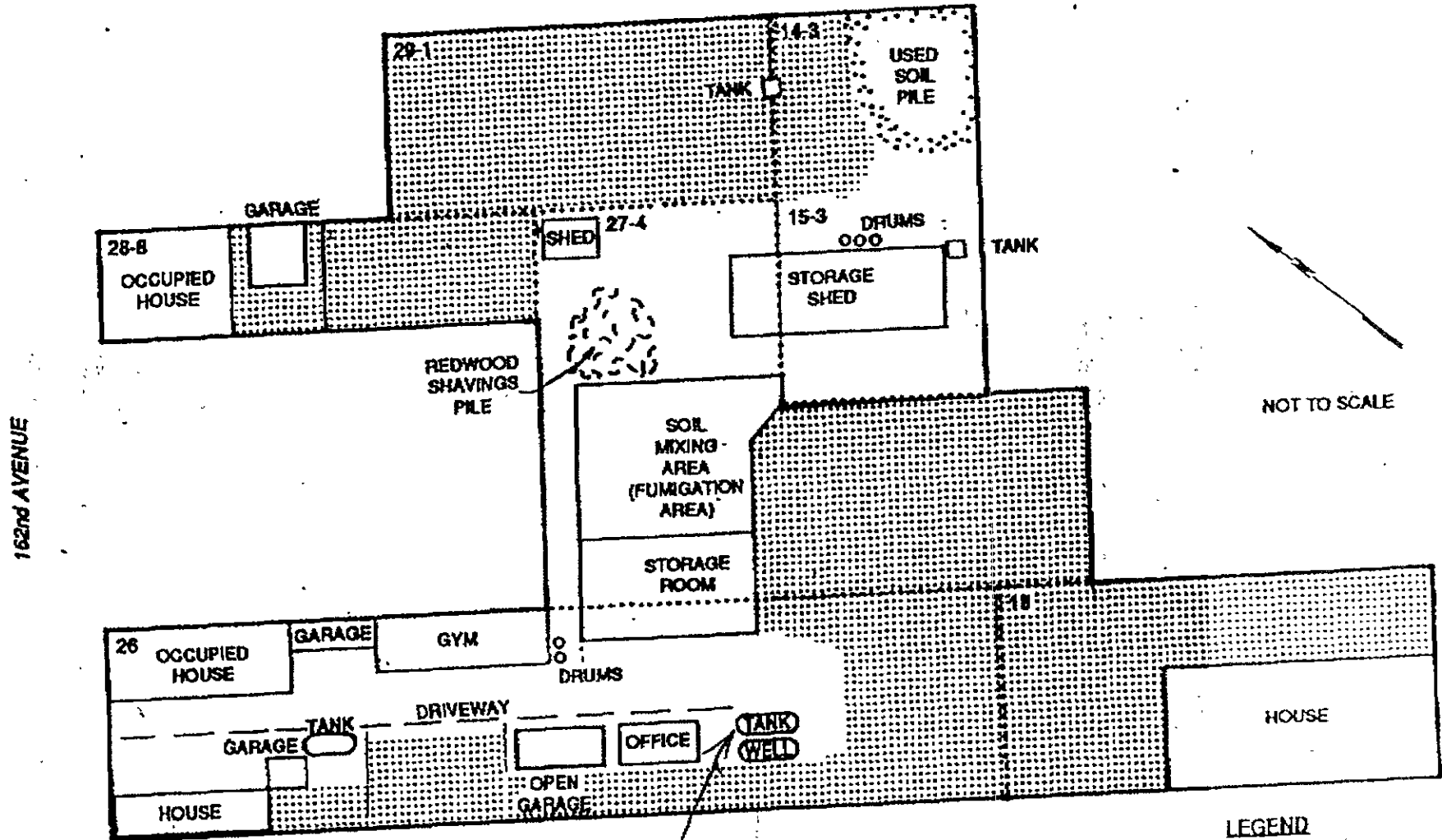
*THIS IS THE TANK  
TO BE REMOVED*



McLaren Environmental Engineering

G.E. (Fremont)  
 TEL: 510-720-5752  
 AUG 03, 92  
 9:30 AM:005 P.01

FIGURE 1  
SITE PLAN  
1630 - 162nd AVENUE





162nd AVENUE

163rd AVENUE

NOT TO SCALE

LEGEND

-  GREEN HOUSE OR OUTDOOR NURSERY
- 29-1 PARCEL NUMBER
-  PARCEL BOUNDARIES

*THIS IS THE TANK  
TO BE REMOVED*



McLaren Environmental Engineering

G.E.E. (Fremont)  
TEL: 510-770-5752  
AUG 05, 92 9:30 NO. 003 P. 01



---

**SITE SAFETY PLAN**  
**HIROS NURSERY**  
**1630-162nd Avenue**  
**San Leandro, California 94578**

---

**prepared by:**  
**W.A. CRAIG, INC.**  
**Contractor**

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## INTRODUCTION

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This site health and safety plan has been developed to address those safety issues which could impact the health and safety of the site personnel and the surrounding community. The site which is located at 1630-162nd Avenue, San Leandro, is currently being operated as a nursery. The purpose of the work to be undertaken there is to remove the underground storage tank which is no longer being used.

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## SAFETY/COMMUNITY

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Those issues primarily affecting the community are: (A), the open excavation, (B), the potential for contaminated soil, should such exist, which must be excavated, to allow such contaminants to either vaporize or to contaminate the environment in other ways; and (C), the potential danger of the exposed tank.

- A. During and throughout the activities involved in the excavation, tank removal, and restoration of the site, the area will be marked by the appropriate traffic and pedestrian barriers, markers, caution signs, fencing, and other such measures as are deemed necessary. The excavation will be fenced during those time when no construction activity is taking place.
- B. Due to the fact that it is an underground storage tank which is being removed, it is not likely that the concentrations of any contaminants, should there have been any leakage, will be sufficiently high to pose threat to the public health except through possible contamination of the groundwater. To preclude any such eventuality, the soil removed will be stockpiled on plastic and then will be disposed of in accordance with all laws and ordinances pertaining to such.
- C. The tank will only be exposed once the proper permits from the Fire Department having jurisdiction have been obtained and will not be extracted without first having been rendered inert (by the vapor freeing CO<sub>2</sub> method) and by approval of the representative of the Fire Department, upon their having been tested by an explosimeter which will be available to the both the Fire Department personnel and to the construction personnel, on the job site.

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## SAFETY/PERSONNEL

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The safety and health risk factors associated with this site which are of immediate concern to the on site personnel are: the tank which may contain hazardous vapors which pose a potential for an explosion or could be dangerous if inhaled; secondly, if there has been a leak into the surrounding soil of sufficient quantities to produce saturation levels sufficient to produce hazardous vapors. By use of an H-Nu Meter, should air contaminants reach 250 ppm, personnel will be required to go into level "C" personal protective equipment. In addition to these site specific factors there are the normal safety issues associated with the operation of the equipment and work related to such construction activities.

Prior to the days work beginning, the following subjects will be discussed with all on site personnel.

- 1) Make sure all personnel have proper personal protective equipment.
- 2) Complete overview of project with specific tasks appropriated.
- 3) Inform all personnel the location of nearest telephone in case of an emergency.
- 4) Inform all personnel the locations of fire extinguishers.
- 5) Inform personnel that while machinery is in operation, hard hats will be worn.
- 6) Inform all personnel that should a danger exist that has not been addressed specifically, this should be reported to job site supervisor immediately.
- 7) Inform all personnel of the location of the health and safety plan and who the respective health and safety officer is on the particular project.

The key personnel on the site responsible for site safety will be either, Mr. Jamie Hargrave, or Mr. William Craig. They have received training and are experienced in the procedures and equipment associated with this work.

In regard to the handling of the tanks, the tanks will be rendered inert by the standard procedure of vapor freeing by the use of CO<sub>2</sub> (dry ice) and the tanks will be monitored by the use of an approved explosimeter which will be available on site. Should the underground storage tank have a high LEL reading, or high oxygen content, more dry ice will be added until these readings can be lowered to safely remove the tank. These readings will be measured with a GasTech Explosimeter that will be calibrated daily. In addition to these measures two (2) approved type fire extinguishers will be available on the site in the event of fire.

In regard to the potentially hazardous vapors, air quality monitoring equipment will be available and used at the discretion of the Contractor to properly assure the safety of the personnel. An H-Nu Meter will be available at all times on the project site. Prior to the site safety meeting an air reading will be taken with the H-Nu Meter that will have previously been calibrated. Once the underground storage tank has been exposed, an air reading will be taken. Another reading will be taken once the tank has been removed, to insure air quality on site.

Decontamination procedures will include but will not be limited to:

- 1) Any equipment coming in contact with soils associated with hydrocarbons will not leave the site until they have been cleaned of all such soil. This is to be done in a manner so as to not spread hydrocarbon contamination throughout the job site.
- 2) All personnel shall inspect themselves prior to leaving the immediate project site and shall rid themselves of any hydrocarbon contamination. Water will be on site to allow for personnel washing. All rinsate associated with this process will be drummed and sealed on site.

Absorbent will be available to the site in the event a spill should occur.

In addition to these site specific factors, there are also the safety factors associated with construction activities. In the event of an injury or illness, medical aid is available at the medical facility which is identified below. The nearest telephone in the event of an emergency is located in the office next to the specific project site.

## **EMERGENCY TELEPHONE NUMBERS**

Ambulance 911

Fire Department 911

Police Department 911

Hospital - Humana Hospital  
13855 East 14th Street  
San Leandro, California 94578  
(510)357-6500

W.A. Craig, Inc., Office  
(510)525-2780

# Certificate

*May it be known*

**BY ALL**

WHO READ THIS THAT  
THIS CERTIFICATE HAS BEEN PRESENTED TO

WILLIAM A. CRAIG, II

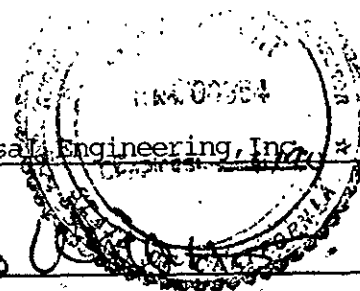
FOR  
HAZARDOUS MATERIALS HANDLING  
40 HOURS MEETS ALL REQUIREMENTS MANDATED BY 29 CFR 1910.120

PRESENTED THIS 20th DAY OF August 19 91



W-T Universal Engineering, Inc.  
ORGANIZATION

Craig  
SIGNED



# Certificate

*May it be known*

## **BY ALL**

WHO READ THIS THAT  
THIS CERTIFICATE HAS BEEN PRESENTED TO

James G. Hargrave

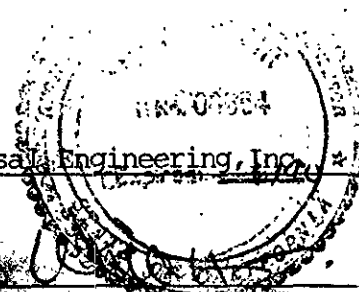
FOR  
HAZARDOUS MATERIALS HANDLING  
40 HOURS MEETS ALL REQUIREMENTS MANDATED BY 29 CFR 1910.120



PRESENTED THIS 20th DAY OF August, 1991

W-T Universal Engineering, Inc.  
ORGANIZATION

Craig [Signature]  
SIGNED



CONTRACTORS STATE LICENSE BOARD

No. 455752

*Building Quality*

ISSUED 04-24-84

This license 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. It becomes void if not renewed.

# Contractor's License

Pursuant to the provisions of Chapter 9 of Division 3 of the Business and Professions Code and the Rules and Regulations of the Contractors State License Board, the Registrar of Contractors does hereby issue this license to:

**CRAIG W A INC**

to engage in the business or act in the capacity of a contractor in the following classification(s):  
**A GENERAL ENGINEERING CONTRACTOR**

WITNESS my hand and sealed this  
1ST day of MAY 1984.



STATE AND CONSUMER SERVICES AGENCY  
DEPARTMENT OF CONSUMER AFFAIRS

*J. Maloney*  
Registrar of Contractors

*[Signature]*  
Signature of Licensee

*[Signature]*  
Signature of person who qualified on behalf of the licensee



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



*Building Quality*



## HAZARDOUS SUBSTANCES REMOVAL AND REMEDIAL ACTIONS CERTIFICATION

Pursuant to the provisions of Section 7058.7 of the Business and Professions Code, the Registrar of Contractors does hereby certify that the following qualifying person has successfully completed the hazardous substances removal and remedial actions examination.



Qualifier: WILLIAM ALEXANDER CRAIG II

License No.: 455752

Namestyle: W. A. CRAIG, INC.

WITNESS my hand and official seal this  
6 day of SEPTEMBER, 1988

*J. M. Alonge*  
Registrar of Contractors

13L-36 (1/88)

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.

A1571

white -env.health  
 yellow -facility  
 pink -files

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH

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

Hazardous Materials Division Inspection Form

Site ID# \_\_\_\_\_ Site Name Hiro's Nursery Today's Date 9.13.92  
 Site Address 1630 162ND EPA ID# \_\_\_\_\_  
 City SAN LEANDRO Zip 94578 Phone \_\_\_\_\_

MAX Amt. Stored > 500lbs/55g/200cf?  Y  N  
 Hazardous Waste generated per month? \_\_\_\_\_

Inspection Categories:

- I. Haz. Mat/Waste GENERATOR/TRANSPORTER
- II. Business Plans, Acute Hazardous Materials
- III. Underground Tanks

The marked items represent violations of the Calif. Administration Code (CAC) or the Health & Safety Code (HS&C)

I.A GENERATOR (Title 22)

Comments:

- |                   |                                 |         |
|-------------------|---------------------------------|---------|
| ___               | 1. Waste ID                     | * 66471 |
| ___               | 2. EPA ID                       | 66472   |
| ___               | 3. > 90 days                    | 66508   |
| ___               | 4. Label dates                  | 66508   |
| ___               | 5. Biennial                     | 66493   |
| <hr/>             |                                 |         |
| Manifest          | ___ 6. Records                  | 66492   |
|                   | ___ 7. Correct                  | 66484   |
|                   | ___ 8. Copy sent                | 66492   |
|                   | ___ 9. Exception                | 66484   |
|                   | ___ 10. Copies Rec'd            | 66492   |
| <hr/>             |                                 |         |
| Misc.             | ___ 11. Treatment               | 66371   |
|                   | ___ 12. On-site Disp. (H.S.&C.) | 26189.5 |
|                   | ___ 13. Ex Haz. Waste           | 66570   |
| <hr/>             |                                 |         |
| Prevention        | ___ 14. Communications          | 67121   |
|                   | ___ 15. Aisle Space             | 67124   |
|                   | ___ 16. Local Authority         | 67126   |
|                   | ___ 17. Maintenance             | 67120   |
|                   | ___ 18. Training                | 67105   |
| <hr/>             |                                 |         |
| Contn. gency      | ___ 19. Prepared                | 67140   |
|                   | ___ 20. Name List               | 67141   |
|                   | ___ 21. Copies                  | 67141   |
|                   | ___ 22. Emg. Coord. Timg.       | 67144   |
| <hr/>             |                                 |         |
| Containers, Tanks | ___ 23. Condition               | 67241   |
|                   | ___ 24. Compatibility           | 67242   |
|                   | ___ 25. Maintenance             | 67243   |
|                   | ___ 26. Inspection              | 67244   |
|                   | ___ 27. Buffer Zone             | 67246   |
|                   | ___ 28. Tank Inspection         | 67259   |
|                   | ___ 29. Containment             | 67245   |
|                   | ___ 30. Safe Storage            | 67261   |
|                   | ___ 31. Freeboard               | 67257   |

ON SITE TODAY TO WITNESS THE REMOVAL OF ONE UST.  
 (E)EN FIRE PRESENT AT REMOVAL ALSO.  
 TANK MEASURES 12'2" X 3'10", APPROXIMATELY 1000 GALLON TANK.  
 NO APPARENT HOLES OR LEAKS OBSERVED IN THE TANK. FILL END AT SOUTHERN END OF TANK. WATER IN THE PIT SEEMS TO BE CAUSED BY SURFACE RUNOFF FROM PLANT WATERING.

I.B TRANSPORTER (Title 22)

- |          |                           |       |
|----------|---------------------------|-------|
| ___      | 32. Applic./Insurance     | 66428 |
| ___      | 33. Comp. Cert./CHP Insp. | 66448 |
| ___      | 34. Containers            | 66465 |
| <hr/>    |                           |       |
| Manifest | ___ 35. Vehicles          | 66465 |
|          | ___ 36. EPA D #s          | 66531 |
|          | ___ 37. Correct           | 66541 |
|          | ___ 38. HW Delivery       | 66542 |
|          | ___ 39. Records           | 66544 |
| <hr/>    |                           |       |
| Cont'n   | ___ 40. Name/ Covers      | 66545 |
|          | ___ 41. Recyclables       | 66800 |

DISPENSER WAS LOCATED DIRECTLY ABOVE TANK. PIT HAS FRESH SINK SAND (SEE TRUCK WAY LENGTH AT D).

Contact \_\_\_\_\_  
 Title \_\_\_\_\_  
 Signature \_\_\_\_\_

Inspector \_\_\_\_\_  
 Signature [Signature]

ALAMEDA COUNTY HAZARDOUS MATERIALS DIVISION

01/16/98

UNDERGROUND STORAGE TANK CLEANUP SITE

AGENCY#: 10000 SOURCE OF FUNDS: F-FEDERAL INSPECTOR: PE  
 StID: 1361 SUBSTANCE: 8006619 -Gasoline  
 SITE NAME: Hiros Nursery, Inc. DATE REPORTED : 09/28/89  
 ADDRESS : 1630 162nd Ave DATE CONFIRMED: 09/28/89  
 CITY/ZIP : San Leandro, CA 94578 MULTIPLE RP's : N

CASE TYPE: O CONTRACT STATUS: 4 PRIOR:2A4 EMERGENCY RESPONSE:

RP SEARCH : S DATE END: 12/30/92  
 PRELIM ASSESSMENT : C DATE BEGIN: 05/09/95 DATE END: 05/22/95  
 REMEDIAL INVESTIG : DATE BEGIN: DATE END:  
 REMEDIAL ACTION : DATE BEGIN: DATE END:  
 POST REMED MONITOR: U DATE BEGIN: 05/22/95 DATE END:

TYPE ENFORCEMENT ACTION TAKEN: 1 DATE OF ENFORC. ACTION: 12/30/92

UNDERGROUND STORAGE TANK CLEANUP SITE - SCREEN #2

LUFT FIELD MANUAL CONSIDERATION: 3 CASE CLOSED: on:

DT EXC START: REMEDIAL ACTIONS TAKEN: NT

RP #1: CONTACT: Hiro Fukushima RP COST:  
 RP COMPANY NAME: Hiro's Nursery, Inc. Ph:  
 ADDRESS: 1301 Hilliker Place  
 CITY/STATE: Livermore, C A 94550-9618

Two USTs formerly on this site. One was removed in 1992. Another is currently abandoned. A Phase I/II investigation pursued in 1989, showing soil and water contamination associated with remainly UST. No ULR filed with SWRCB, in spite of being notified. No GT, VE or IT for this site. This site will be reviewed for closure after next quarterly monitoring report. Site at the present time, doesn't warrant closure, since UST pit is still open, and information documenting the disposal of contaminated soils is required.

Listing all LOP DAILY activities since 1991 for StID # 1361 as of 01/16/98

Hiros Nursery, Inc. at as of 01/16/98 , San Leandro CA 94578

Act91\_4  
 Act92\_1  
 Act92\_2  
 Act92\_3  
 Act92\_4  
 Act92\_5

ActivDat	Insp	ACT	Activ	StID	ActCostf
12/30/92	SS	200	0.9	1361	\$42.54
12/30/92	SS	204	0.5	1361	\$23.64
12/30/92	SS	215	1.9	1361	\$89.82

LOP - RECORD CHANGE REQUEST FORM

printed:  
06/16/98

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

Insp: PE

AGENCY # : 10000      SOURCE OF FUNDS: F      SUBSTANCE: 8006619  
 StID : 1361      LOC: 02/08/95  
 SITE NAME: Hiros Nursery, Inc.      DATE REPORTED : 09/28/89  
 ADDRESS : 1630 162nd Ave      DATE CONFIRMED: 09/28/89  
 CITY/ZIP : San Leandro 94578      MULTIPLE RPs : N

SITE STATUS

-----  
 CASE TYPE: O    CONTRACT STATUS: 4    PRIOR CODE:2A4    EMERGENCY RESP:  
 RP SEARCH: S      DATE COMPLETED: 12/30/92  
 PRELIMINARY ASMNT: C    DATE UNDERWAY: 05/09/95    DATE COMPLETED: 05/22/95  
 REM INVESTIGATION:    DATE UNDERWAY:      DATE COMPLETED:  
 REMEDIAL ACTION:      DATE UNDERWAY:      DATE COMPLETED:  
 POST REMED ACT MON:c    DATE UNDERWAY: 05/22/95    DATE COMPLETED: 02/29/96  
 ENFORCEMENT ACTION TYPE: 1      DATE ENFORCEMENT ACTION TAKEN: 12/30/92  
 LUFT FIELD MANUAL CONSID: 3  
 CASE CLOSED: Y      DATE CASE CLOSED: 06/18/98  
 DATE EXCAVATION STARTED : 08/01/94      REMEDIAL ACTIONS TAKEN: ED

RESPONSIBLE PARTY INFORMATION

-----  
 RP#1-CONTACT NAME: Hiro Fukushima  
 COMPANY NAME: Hiro's Nursery, Inc.  
 ADDRESS: 1301 Hilliker Place  
 CITY/STATE: Livermore, C A 94550-9618

INSPECTOR VERIFICATION:

NAME Camela Evans SIGNATURE \_\_\_\_\_ DATE 6/18/98

DATA ENTRY INPUT:

Name/Address Changes Only			Case Progress Changes	
ANNPCMS _____	LOP _____	DATE _____	LOP _____	DATE _____

LOP - RECORD CHANGE REQUEST FORM

printed:  
04/15/98

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

Insp: PE

AGENCY # : 10000      SOURCE OF FUNDS: F      SUBSTANCE: 8006619  
 StID : 1361      LOC: 02/08/95  
 SITE NAME: Hiros Nursery, Inc.      DATE REPORTED : 09/28/89  
 ADDRESS : 1630 162nd Ave      DATE CONFIRMED: 09/28/89  
 CITY/ZIP : San Leandro 94578      MULTIPLE RPs : N

SITE STATUS

-----  
 CASE TYPE: O      CONTRACT STATUS: 4      PRIOR CODE:2A4      EMERGENCY RESP:  
 RP SEARCH: S      DATE COMPLETED: 12/30/92  
 PRELIMINARY ASMNT: C      DATE UNDERWAY: 05/09/95      DATE COMPLETED: 05/22/95  
 REM INVESTIGATION:      DATE UNDERWAY:      DATE COMPLETED:  
 REMEDIAL ACTION:      DATE UNDERWAY:      DATE COMPLETED:  
 POST REMED ACT MON:U      DATE UNDERWAY: 05/22/95      DATE COMPLETED:

ENFORCEMENT ACTION TYPE: 1      DATE ENFORCEMENT ACTION TAKEN: 12/30/92  
 LUFT FIELD MANUAL CONSID: 3  
 CASE CLOSED:      DATE CASE CLOSED:  
 DATE EXCAVATION STARTED :      REMEDIAL ACTIONS TAKEN: NT

RESPONSIBLE PARTY INFORMATION

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 RP#1-CONTACT NAME: Hiro Fukushima  
 COMPANY NAME: Hiro's Nursery, Inc.  
 ADDRESS: 1301 Hilliker Place  
 CITY/STATE: Livermore, C A 94550-9618

INSPECTOR VERIFICATION:

NAME \_\_\_\_\_ SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

DATA ENTRY INPUT:

Name/Address Changes Only      Case Progress Changes

ANNPMS \_\_\_\_\_ LOP \_\_\_\_\_ DATE \_\_\_\_\_      LOP \_\_\_\_\_ DATE \_\_\_\_\_

SAMPLER



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