ENVIRONETICS GEO-ENGINEERING
200 Brown Road, Suite 210
Fremont, California 94539-7957
(510) 770-5733 Telefax (510) 770-5752

October 15, 1992

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

Subject: Underground Storage Tank Closure Report, Hiro's Nursery, Inc., 1630 162nd Avenue, San Leandro, CA 94578.

Dear Mr. Fukushima:

This report presents the results of closure activities associated with removal of one underground fuel storage tank formerly located at Hiro's Nursery, Inc., 1630 162nd Avenue, San Leandro, California. Included in the report are 1) a description of the site 2) a review of site activities and observations associated with tank closure, 3) an explanation of sampling procedures, 4) a copy of certified analytical reports and chain of custody documentation, and 5) hazardous waste manifests for transport and disposal of the storage tanks.

SITE DESCRIPTION

The subject property lies in Alameda County, within the limits of the City of San Leandro (Plate 1, Attachment A). The underground storage tank described in this report was installed approximately ten years ago and was used for storage of leaded/unleaded gasoline. The location of the underground storage tank is shown in Plate 2 Attachment A.

UNDERGROUND STORAGE TANK CLOSURE

W. A. Craig, Inc., located in Napa, California, provided contractor services associated with tank excavation. Excavation activities commenced on September 2, 1992. The underground tank was transported from the site by Erickson, Inc., a licensed hazardous waste hauler. Regulatory oversight of tank closure activities was provided by a representative of the Alameda County Health Care Services (ACHCS) Department of Environmental Health. A Senior Geologist, collected the soil samples for minimum verification analyses (MVA). Excelchem and West, DHS certified analytical laboratories, provided analytical services.

ATTACHMENT A

PLATES

Preclosure Activities

The gasoline tank was empty of residual petroleum liquids.The concrete overlying the UST was removed, and the UST was subsequently filled with dry ice prior to removal.

Closure Activities and Observations

Closure activities were documented by the ACHCS. The tank was observed to be of single wall construction. The 1,000 gallon UST contained no indications of pits or leakage. No holes were observed on the tank. Odor was not present in soil beneath the tank.

Tank Removal and Transport

The tank was removed and transported from the site on September 3, 1992 under hazardous waste manifest by Erickson Inc., a licensed hazardous waste transporter. Copies of the hazardous waste manifests and certificates of disposal are presented in Attachment C.

Soil Sampling for Minimum Verification Analysis

In accordance with applicable Regional Water Quality Control Board (RWQCB) guidelines, on September 3, 1992, ~~two soil samples were collected from the tank excavation and four soil samples~~ were collected from the soil stockpiles in the presence of, and at locations specified by Mr. Robert Weston of the Alameda County Department of Environmental Health. The locations of the soil samples are shown in Plate 2, Attachment A.

Sampling Protocol

Sampling activities proceeded immediately upon removal of the tank. Activities were witnessed by Mr. Robert Weston, Hazardous Materials Specialist with ACHCS. Soil samples were collected from approximately two feet below the base of the tank by driving a clean brass sampling tube into a consolidated block of soil brought to grade within the excavator bucket. After removing the upper 1"-2" of material from the bucket, the sampling tube was driven into the soil until it was completely filled. The tube was then withdrawn and its ends promptly covered with aluminum foil and fitted with plastic caps. Each tube was then labeled and immediately placed on ice. Following sampling activities, the samples were immediately transported and submitted to a Department of Health Services (DHS) certified hazardous waste analytical laboratory under appropriate Chain of Custody

protocol.

All sampling equipment was thoroughly scrubbed and rinsed with distilled waster prior to the beginning of sampling and between all samplings.

CERTIFIED ANALYTICAL RESULTS

A composite soil sample was obtained in the laboratory from the soil samples designated S3, S4, S5 and S6.
Samples collected for minimum verification analyses (MVA) were analyzed for Total Petroleum Hydrocarbons as Gasoline (~~TPH-G~~), benzene, toluene, total xylenes and ethylbenzene (~~BTEX&E~~) using EPA Methods ~~5030/8015-8020~~ and for Total Lead using EPA Method 7421 - Atomic Absorption, in accordance with appropriate regulatory guidelines contained within Regional Board Staff Recommendations for Initial Evaluation and Investigation of Underground Tanks (RWQCB, 1989). Certified Analytical Reports and chain of custody documentation are presented in Attachment B.

Minimum Verification Analyses (MVA)

A total of ~~two soil samples, S1 and S2,~~ have been acquired from the excavation pit, at approximately nine (9) feet below ground surface, for the purpose of minimum verification analysis (MVA). The locations of the samples are shown in Plate 2, Attachment A. The samples acquired for MVA ~~contained no detectable concentrations of total petroleum hydrocarbons as gasoline, benzene, toluene, ethylbenzene, total xylenes, and contained traces of total lead, (below regulatory level~~).

Stockpiled Soils

One composite soil sample, CS-1, has been collected from the stockpiled soils, from locations shown in Plates 2, Attachment A. The sample contained no detectable concentrations of total petroleum hydrocarbons as gasoline, benzene, toluene, ethylbenzene, total xylenes and contained traces of total lead, (below regulatory level).

SOIL STOCKPILING

Approximately twenty (20) cubic yards of soil has been removed from the gasoline tank excavation and has been stockpiled at locations shown in Plate 2, Attachment A. This soil remained on site pending receipt of analytical results. No overexcavation was necessary at this site. Alameda County Health Care Services received and reviewed the laboratory analytical results and on

September 17, 1992 approved Environetics's request to backfill the open excavation with the stockpiled soil.

SUMMARY AND CONCLUSIONS

The data and observations presented above support the professional opinion that an unauthorized release of hydrocarbons has not been detected by MVA results.

The data and conclusions support a decision for no further action and case closure.

REPORT SUBMITTAL

Copies of this report should be submitted to:

Regional Water Quality Control Board
1800 Harrison Street, Rm. 700
Oakland, CA 94607
Attn: Mr. Ed Howell

Alameda County Health Care Services
Department of Environmental Health
Hazardous Materials Division
80 Swan Way, Rm. 200
Oakland, CA 94621
Attn: Mr. Robert Weston
Hazardous Materials Specialist

Additional copies of this report have been provided for the purpose of regulatory submittal.

Should you have any questions, or if we may otherwise be of assistance, please call Valentin at (510) 770-5733.

Sincerely yours,

ENVIRONETICS GEO-ENGINEERING

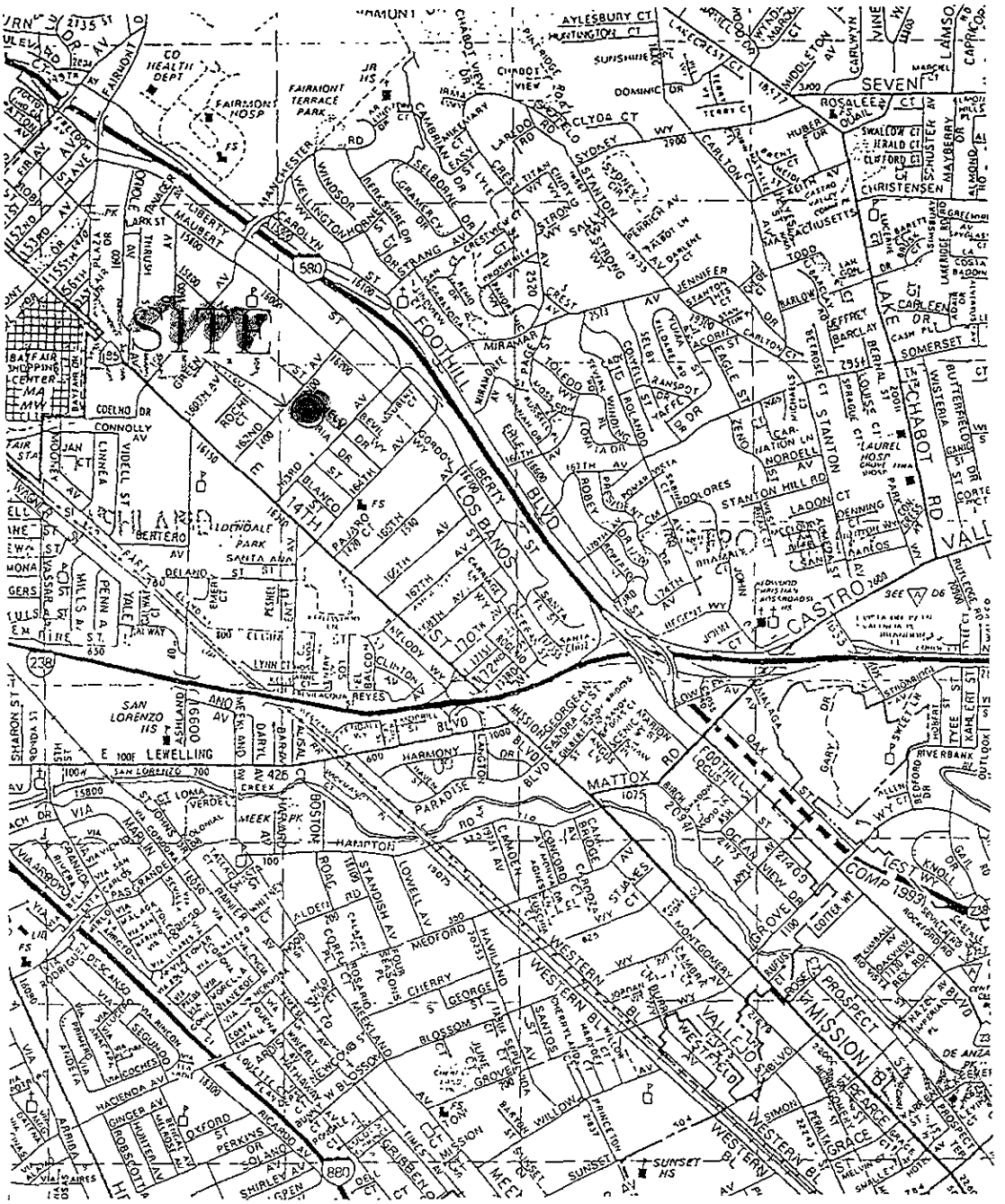
Valentin Constantinescu

Valentin N. Constantinescu, M.Sc.
Senior Environmental Geologist

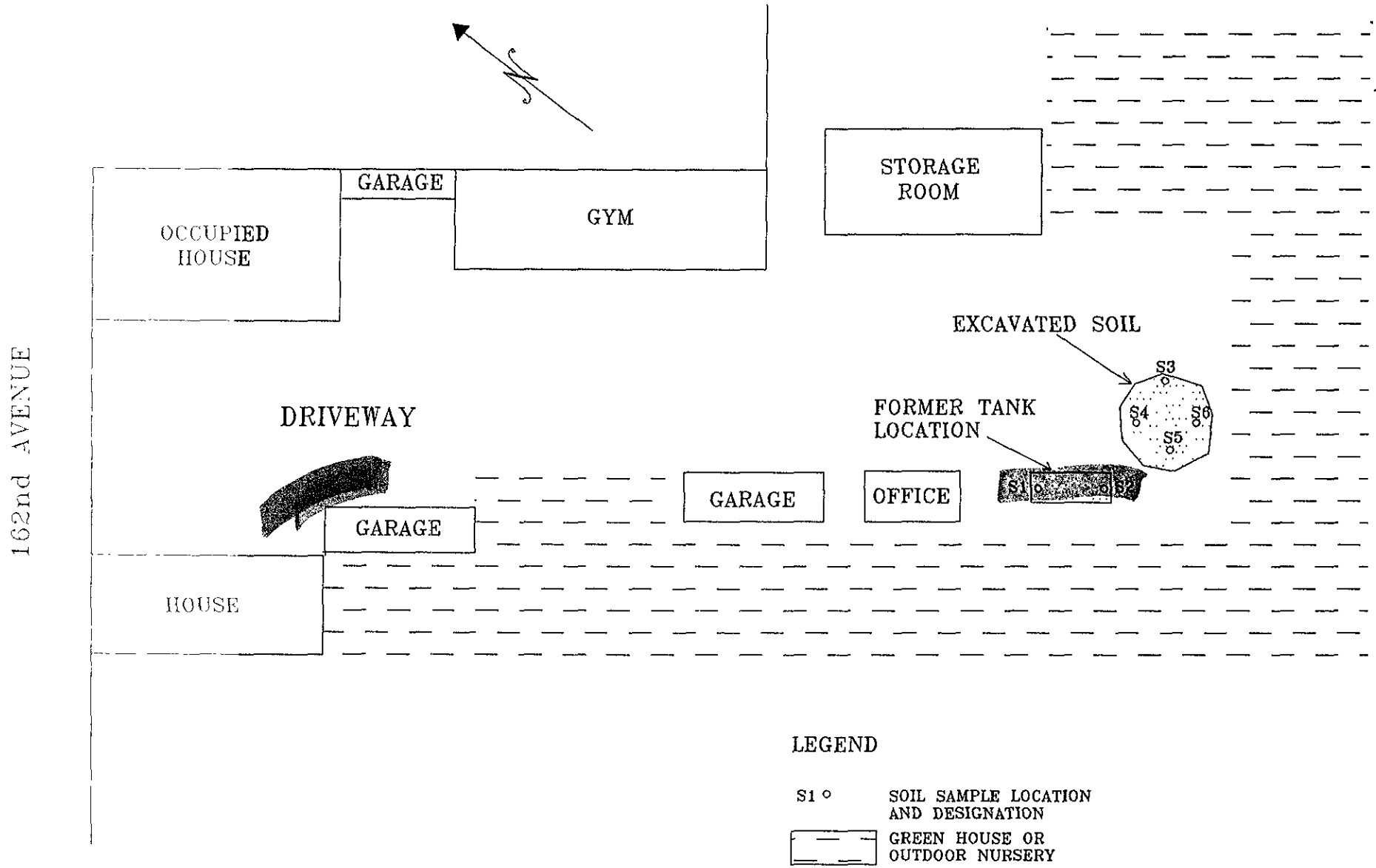
James P. Burgard

James P. Burgard, P.E.
President

VNC/JPB/nr
Attachments



Environetics Geo-Engineering		HIRO'S NURSERY, INC. 1630 162nd AVENUE, SAN LEANDRO, CA 94578	Plate 1
Project No 70721	Drawn by V N C.		
Date 10/15/92	Checked by J P B	SITE LOCATION MAP	



Environetics Geo-Engineering	HIRO'S NURSERY, INC. 1630 162nd AVENUE, SAN LEANDRO, CA 94578 SITE MAP	Plate 2
Project No 70721 / Drawn by V. N. C.		
Date 10/15/92 / Checked by: J. P. B.		

ATTACHMENT B

LABORATORY RESULTS AND CHAIN OF CUSTODY

Excelchem
Environmental Labs
8112 Patton Avenue
Citrus Heights, CA 95610
(916) 729-5313

ANALYSIS REPORT

Attention: Mr. Valentin Constantineson
E. G. E.
200 Brown Road, Suite 200
Freemont, Ca. 94539

Date Sampled : 9-3-92
Date Received: 9-4-92
BTEX Analyzed: 9-10-92
TPHg Analyzed: 9-10-92
TPHd Analyzed: NR

Project: HIRO

Matrix: Soil

	Benzene PPM	Toluene PPM	Ethyl-benzene PPM	Total Xylenes PPM	TPHg PPM	TPHd PPM
Reporting Limit:	0.005	0.005	0.005	0.005	1.0	10
SAMPLE Laboratory Identification						
S1 S0992084	ND	ND	ND	ND	ND	NR
S2 S0892085	ND	ND	ND	ND	ND	NR
S3,4,5,6 S0892086	ND	ND	ND	ND	ND	NR

PPM = Parts per million = mg/Kg = milligram per kilogram
ND = Not detected. Compound(s) may be present at concentrations below the reporting limit.
NR = Analysis not requested.

ANALYTICAL PROCEDURES

BTEX-- Benzene, toluene, ethylbenzene, and total xylene isomers (BTEX) are measured by extraction using EPA Method 5030 followed by analysis using EPA Method 8020 which utilizes a gas chromatograph (GC) equipped with a photoionization detector (PID) and a flame-ionization detector (FID) in series.
TPHg--Total petroleum hydrocarbons as gasoline (low-to-medium boiling points) are measured by extraction using EPA Method 5030, followed by analysis using modified EPA Method 8015, which utilizes a GC equipped with an FID.

TPHd--Total petroleum hydrocarbons as diesel (high boiling points) are measured by extraction using EPA Method 3550 followed by modified EPA Method 8015 with direct sample injection into a GC equipped with an FID.

Laboratory Representative

9-15-92
Date Reported

September 16, 1992
Sample Log 5011

Table 1: Total Lead Results for 3 Soil Sample(s)
From Project # I0320523 (Hiro)
Received 09/11/92

--all concentrations are units of mg/kg--

Sample	Total Lead
S-1	5.4
S-2	4.9
S-3,4,5,6	6.9
(Reporting Limit	1.0)

Joel Kiff
Senior Chemist

Western Environmental Science & Technology · 45133 County Road 32B · Davis CA 95616 · 916 753-9500 · FAX 916 757-4652

September 16, 1992
Sample Log 5011

The following abbreviations and qualifiers may be present in the analytical reports to follow:

ug/L : Micrograms of target analyte in 1 Liter of sample.

mg/kg : Milligrams of target analyte in 1 kg of sample.

B : This data qualifier indicates that a method blank from the analytical batch contained this compound and the level found in the sample is within 5 times that level. Use data with caution.

C : This data qualifier indicates that the presence of the compound has been confirmed by GC/MS.

TCLP : Toxicity Characteristic Leaching Procedure

MS : Matrix Spike

MSD : Matrix Spike Duplicate

RPD : Relative Percent Difference (the difference between two values divided by the mean, expressed as a percentage.

% REC : Percent Recovery (the ratio between the measured value and the expected value for a spiked sample, expressed as a percentage.

< : Less than
> : Greater than

I0320523

CHAIN OF CUSTODY

DATE: 9/3/92 PAGE: 1 OF 1

Environmental Geosciences Engineering
a division of Water Resources Associates Inc. Phoenix Arizona

PROJ. MGR. VALENTIN CONSTANTINESCU
COMPANY E.G.E.
ADDRESS 200 Brown Road, Suite 210
Fremont California 94539
(510) 770-5733 Telefax (510)770-5752
SAMPLER'S SIGNATURE Valentin Constantinescu
PHONE NO. E.G.E. 770-5733

ANALYSIS REQUEST

SAMPLE I.D.	DATE	TIME	MATRIX	TPHG	TPHG & BTEX	TPHD	BTEX	O & G	METALS Cd, Cr, Pb, Zn, Ni	PURGEABLE HALOCARBONS	VOLATILE ORGANICS	ORGANIC LEAD	TOTAL LEAD	SOLUBLE LEAD					NUMBER OF CONTAINERS
S1	9/3/92	11:00	SOIL / WATER		X								X						1
S2	9/3/92	11:05	SOIL / WATER		X								X						1
S3	9/3/92	11:15	SOIL / WATER																1
S4 (composite)	9/3/92	11:20	SOIL / WATER		X								X						1
S5	9/3/92	11:25	SOIL / WATER																1
S6	9/3/92	11:30	SOIL / WATER																1
S7	9/3/92	11:35	SOIL		PAT			ON	HOLD										1

PROJECT INFORMATION:
FLRW

LABORATORY INSTRUCTIONS/COMMENTS:
Turn Around Time (Circle One)
Same Day 24 Hrs 48 Hrs
72 Hrs (Normal)
PLEASE MAKE P COMPOSITE USING S3, S4, S5, S6 AND ANALYZE THE COMPOSITE FOR TPHG, BTEX, TOTAL LEAD.

ANALYTICAL LABORATORY EXCELCHEM.
CITY ELLAIS HEIGHTS

RELINQUISHED BY:
Valentin Constantinescu
Signature
VALENTIN CONSTANTINESCU
Printed Name
E.G.E.
Company
Time 15:30 Date 9/3/92

RECEIVED BY:
J. O'Connell
Signature
Jim O'Connell
Printed Name
Express-It X694
Company
Time 1530 Date 9-3-92

RELINQUISHED BY:
J. O'Connell
Signature
Jim O'Connell
Printed Name
Express-It X694
Company
Time _____ Date 9-3-92

RECEIVED BY:
R Smith
Signature
R SMITH
Printed Name
Express-It
Company
Time 0020 Date 9-3-92

RELINQUISHED BY:
Jack Corey
Signature
Jack Corey
Printed Name
Express-It
Company
Time 0930 Date 9-4-92

RECEIVED BY:
R Smith
Signature
R. SMITH
Printed Name
Express-It
Company
Time 0602 Date 9-4-92

Exalchem: Mindy Somers 9/4

CHAIN-OF-CUSTODY RECORD

PROJ. NO: I0320523 | PROJECT NAME: Hiro | P.O. NO: | SAMPLER(S) (Signature):

DATE MM/DD/YY	TIME		No. of Containers	TPHgasoline (8015)	BTEX (602/8020)	TPHdiesel (8015)	Total Lead					Preserved?	REMARKS	LABORATORY I.D. NUMBER
9/3/92	11^00	S-1	1				X							
9/3/92	11^05	S-2	1				X							
9/3/92	11^15-11^30	S-3,4,5,6	4				X						Composite as one	

RELINQUISHED BY (Signature): John Auer — DATE / TIME: 9/10/92 7:37 — RECEIVED BY (Signature): Troy D. Lupo

RELINQUISHED BY (Signature): Troy D. Lupo — DATE / TIME: 9/11/92 0745 — RECEIVED BY (Signature):

RELINQUISHED BY (Signature): — DATE / TIME: 9/11/92 0745 — RECEIVED FOR LABORATORY BY (Signature):

Laboratory: West

Turn Around: std

SEND RESULTS TO:

Proj. Mgr.: Valentin Constantinescu

ATTACHMENT C

HAZARDOUS WASTE MANIFESTS AND CLOSURE DOCUMENTATION

DAY OR NIGHT TELEPHONE (510) 235-1393

CERTIFICATE NO. 08412

CERTIFIED SERVICES COMPANY

255 Parr Boulevard • Richmond, California 94801

CUSTOMER W.A. CRAIG

JOB NO. 79481

FOR: Erickson, Inc. TANK NO. 9532

LOCATION: Richmond DATE: 09/10/92 TIME: 10:02:27

TEST METHOD Visual Gastech/1314 SMPN LAST PRODUCT LG

This is to certify that I have personally inspected this tank is in accordance with the American Petroleum Institute and have found the condition to be in accordance with its assigned designation. This certificate is based on conditions existing at the time the inspection herein set forth was completed and is issued subject to compliance with all qualifications and instructions.

TANK SIZE 1000 Gallon Tank CONDITION SAFE FOR FIRE

REMARKS: OXYGEN 20.9%

LOWER EXPLOSIVE LIMIT LESS THAN 0.1%

"ERICKSON INC. HEREBY CERTIFIES THAT THE ABOVE NUMBERED TANK HAS BEEN CUT OPEN, PROCESSED, AND THEREFORE DESTROYED AT OUR PERMITTED HAZARDOUS WASTE FACILITY."

In the event of any physical or atmospheric changes affecting the gas-free conditions of the above tanks, or if in any doubt, immediately stop all hot work and contact the undersigned. This permit is valid for 24 hours if no physical or atmospheric changes occur.

STANDARD SAFETY DESIGNATION

SAFE FOR MEN: Means that in the compartment or space so designated (a) The oxygen content of the atmosphere is at least 19.5 percent by volume; and that (b) Toxic materials in the atmosphere are within permissable concentrations; and (c) In the judgment of the Inspector, the residues are not capable of producing toxic materials under existing atmospheric conditions while maintained as directed on the Inspector's certificate

SAFE FOR FIRE Means that in the compartment so designated (a) The concentration of flammable materials in the atmosphere is below 10 percent of the lower explosive limit, and that (b) In the judgment of the Inspector, the residues are not capable of producing a higher concentration that permitted under existing atmospheric conditions in the presence of fire and while maintained as directed on the Inspector's certificate, and further, (c) All adjacent spaces have either been cleaned sufficiently to prevent the spread of fire, are satisfactorily inerted, or in the case of fuel tanks, have been treated as deemed necessary by the Inspector

The undersigned representative acknowledges receipt of this certificate and understands the conditions and limitations under which it was issued.

REPRESENTATIVE [redacted] TITLE [redacted]CTOR

CPS

P 02

State of California—Health and Welfare Agency
Form Approved OMB No. 2050—0039 (Expires 9-30-91)
Please print or type. Form designed for use on elite (12-pitch typewriter).

See instructions on back of page 6. 94481

Department of Health Servs
Toxic Substances Control Progr
Sacramento, Califor

UNIFORM HAZARDOUS WASTE MANIFEST

1. Generator's US EPA ID No.	Manifest Document No.	2. Page 1 of 1	Information in the shaded areas is not required by Federal law.
C A C 0 0 0 8 1 5 3 6 0	6 8 0 5 3		

3. Generator's Name and Mailing Address: Hero Fukushima
1630 - 162nd. Avenue - San Leandro, California 94578

4. Generator's Phone (510) 276-5784

A. State Manifest Document Number: 9168869

B. State Generator's ID:

5. Transporter 1 Company Name: Dexanna, Ltd.

6. US EPA ID Number: C A D 9 8 2 4 3 8 5 6 6

C. State Transporter's ID: 308784

D. Transporter's Phone: (510) 687-1292

7. Transporter 2 Company Name:

8. US EPA ID Number:

E. State Transporter's ID:

F. Transporter's Phone:

9. Designated Facility Name and Site Address: Erickson, Inc. 255 Parr Blvd.
Richmond, California 94801

10. US EPA ID Number: C A D 0 0 9 4 6 6 3 9 2

G. State Facility's ID: C A D 0 0 9 4 6 6 3 9 2

H. Facility's Phone: (510) 235-1393

11. US DOT Description (Including Proper Shipping Name, Hazard Class, and ID Number)	12. Containers No.	12. Containers Type	13. Total Quantity	14. Unit Wt/Vol	I. Waste Numbers
a. Waste Empty Storage Tank NON-RCRA Hazardous Waste Solid.	0 0 1	T P	91,000	P	State: 512
					EPA/Other: NONE
b.					State:
					EPA/Other:
c.					State:
					EPA/Other:
d.					State:
					EPA/Other:

J. Additional Descriptions for Materials Listed Above: Qty. 1 Empty Storage Tank #9532. Tank has been inerted with 15 lbs. Dry Ice per 1000 gals. capacity.

K. Handling Codes for Wastes Listed Above: a. 01 b. c. d.

15. Special Handling Instructions and Additional Information
Keep away from sources of ignition. Always wear hardhats when working around U.S.T.'s. SITE ~~XXXXX~~ Location: 1630 - 162nd Avenue San Leandro, Cal
24 Hr. Contact: Hero Fukushima - Phone # (510) 276-5784

16. GENERATOR'S CERTIFICATION: I hereby declare that the contents of this consignment are fully and accurately described above by proper shipping name and are classified, packed, marked, and labeled, and are in all respects in proper condition for transport by highway according to applicable international and national government regulations.

If I am a large quantity generator, I certify that I have a program in place to reduce the volume and toxicity of waste generated to the degree I have determined to be economically practicable and that I have selected the practicable method of treatment, storage, or disposal currently available to me which minimizes the present and future threat to human health and the environment; OR, if I am a small quantity generator, I have made a good faith effort to minimize my waste generation and select the best waste management method that is available to me and that I can afford.

Printed/Typed Name	Signature	Month	Day	Year
HIRO FUKUSHIMA	Hiro Fukushima	0 9	1 0	3 1 9 1

TRANSPORTER

17. Transporter 1 Acknowledgement of Receipt of Materials

Printed/Typed Name	Signature	Month	Day	Year
James R. Cox	James R. Cox	0 9	1 0	3 1 9 1

18. Transporter 2 Acknowledgement of Receipt of Materials

Printed/Typed Name	Signature	Month	Day	Year

FACILITY

19. Discrepancy Indication Space

20. Facility Owner or Operator Certification of receipt of hazardous materials covered by this manifest except as noted in Item 19

Printed/Typed Name	Signature	Month	Day	Year
DAVID SATO	DAVID SATO	0 9	1 0	3 1 9 1

DO NOT WRITE BELOW THIS LINE.

IN CASE OF EMERGENCY OR SPILL CALL THE NATIONAL RESPONSE CENTER 1-800-424-8802; WITHIN CALIFORNIA, CALL 1-800-852-7550

91688696

GENERATOR

DHS 8022A (12/90)
EPA 8700-22

White To: TSDF SENDS THIS COPY TO DHS WITHIN 30 DAY
P.O. Box 3000, Sacramento, CA 958[illegible]

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

September 17, 1992

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