



**Mr. Scott O. Seery, CHMM**  
Senior Hazardous Materials Specialist  
March 11, 1993  
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## **SITE HISTORY**

*The subject site consists of approximately 4.5 acres used for a commercial plant nursery with various houses, shed type buildings in addition to a large number of greenhouses and growing areas. The site is currently owned by Hiroshi and Dianna Fukushima. Mr. and Mrs. Fukushima have owned the property since 1974 and have used the land for a nursery.*

*In front of one of the site garages (see Plate 2) was a gasoline pump which serviced a 550 gallon underground storage tank (UST) (northern tank). This tank was installed in the 1970's. A second underground storage tank (southern tank) was located adjacent to the small nursery office, on the west side of the property. This gasoline underground storage tank was removed in 1992.*

*Four soil borings were drilled in the vicinity of the two USTs and tested for total volatile hydrocarbons (TVH) and benzene, toluene, ethylbenzene, and xylenes. Soil samples taken from the soil borings designated SB1 and SB2, located near the east and west ends of the northern UST, presented TVH concentrations of 230 and 79 parts per million (ppm), respectively. p-xylene level was 3 ppm in SB1 and 5 ppm in SB2. In addition, m-xylene was detected in SB2 at 7 ppm, making the total xylenes in SB2 equal to 10 ppm. No other BTEX compounds were detected in SB1 and SB2.*

*On August 31, 1989 a second soil and groundwater sampling event was performed in the area of northern UST. Two soil borings were drilled; SB-5 was drilled slightly upgradient of the tank and SB-6 was drilled approximately 30 feet in the presumed downgradient direction. Analytical results for soil samples collected from SB5 and SB6 indicated that TVH/BTEX compounds were not present above detection limits in the soil beneath the saturated zone in SB5, or in the unsaturated soil in SB-6. Analytical results of grab water samples collected from SB-5 and SB-6 showed 4.5 parts per billion (ppb) of benzene, 9.9 ppb of p-xylene, 0.3 ppb of m-xylene, and 290 ppb of TVH in SB-5. Benzene was the only compound detected in the grab water sample collected from SB-6, at a concentration of 1.6 ppb.*

*However, these samples may not be representative of groundwater quality, since these are grab samples collected through the augers.*

*On September 3, 1992 the southern tank was removed. Two soil samples acquired from the tank pit and one composite soil sample from the excavated soil stockpile were tested for Total Petroleum Hydrocarbons as Gasoline (TPH-G), for Benzene, Toluene, Ethylbenzene and Total Xylenes (BTE&X) and for Total Lead. TPH-G and*

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*Senior Hazardous Materials Specialist*  
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*BTEX compounds were below the reporting limit (not detected). Total Lead was present in all soil samples at low levels (5.4 to 6.9 ppm). The former tank pit was backfilled with the excavated soil from the stockpile in accordance with the September 17, 1992 letter signed by Mr. Robert Weston, Hazardous Materials Specialist with Alameda County-Health Care Services Agency.*

### **PHASE I: INSTALLATION OF FIVE (5) ADDITIONAL SOIL BORINGS**

*To determine the lateral and vertical extent of the contaminants in soil, five (5) additional soil borings will be installed at this site.*

*Proposed boring location is illustrated in Plate 1.*

*Soil coring sampling will be accomplished using 5-foot sections of decontaminated 3/4 -inch I.D. galvanized steel probe pipe. The probe pipe will be fitted with a 1-foot galvanized steel core tube and solid steel insert rods and pneumatically driven to the depth that the soil core sample is desired. The insert rods will be removed and the probe pipe driven an additional foot to obtain the 1-foot soil core sample. The probe pipe containing the sample will be removed from the hole and the soil core sample removed from the probe pipe. The ends of the soil core will be sealed using teflon tape and plastic end caps. The core will be labeled with the bottom of the core, project name, time and date, placed in a sealed bag and stored on ice for subsequent transport under chain of custody protocol to a California Department of Health Services (DHS) certified hazardous waste laboratory. All drilling activities will be supervised by ALFA's geologist.*

*Discrete soil samples will be collected at five foot intervals between the ground surface and at the capillary fringe and logged in accordance with the Unified Soil Classification System (USCS). A total of five (5) soil samples will be submitted for analysis for TPH-G, for BTE&X and for Total Lead via EPA-approved test methodologies. The soil borings will be advanced to a depth of 15 feet below ground surface (bgs).*

*All borings will be backfilled with cement. Drilling and sampling equipment will be steam cleaned or thoroughly scrubbed withalconox solution followed by a distilled water rinse prior to being brought on site and between samplings.*

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## **PHASE II: TANK REMOVAL**

*ALFA will perform professional oversight of UST removal, sampling activities and will prepare the Closure Report.*

*W.A. Craig, Inc., located in Napa, California will provide contractor services associated with tank excavation. The gasoline tank will be emptied of residual petroleum contents prior to the onsite field activities. The concrete overlying the UST will be removed and the UST will be subsequently filled with dry ice prior to removal. The underground tank will be transported by a licensed hazardous waste hauler.*

*ALFA's geologist will collect the soil samples for minimum verification analyses (MVA). Soil samples will be taken immediately beneath the removed portions of the tank, a minimum of two feet into native material at each end of the tank and a separate sample will be taken for each 20 lineal-feet of trench for piping. Soil samples will be collected 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 will be driven into the soil until will be completely filled. The tube will be then withdrawn and its ends promptly covered with aluminum foil and fitted with plastic caps. Each tube will be then labeled and immediately placed on ice. Following sampling activities, the samples will be immediately transported and submitted for analyses to a certified hazardous waste analytical laboratory under appropriate Chain of Custody protocol. Soil samples will be tested for TPH-G, BTEX using EPA Method 5030 / 8015-8020 and for Total Lead using EPA Method 7421 - AA.*

## **PHASE III: REMEDIAL EXCAVATION**

*The excavator used during tank removal will be employed to remove residual contamination known to exist at this site. Soil samples will be field screened for the presence or absence of volatile hydrocarbon contamination utilizing a portable field photoionization detector (PID).*

*At such time as all significantly contaminated soils have been excavated and/or excavation can no longer continue due to the presence of underground utilities, a building, roadway, or other significant impediment, boundary samples will be acquired for certified analysis and the excavation backfilled, compacted, and repaved.*

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*ALFA's geologist will acquire discrete soil samples from soil stockpiles and soil samples from the excavation pit. All soil samples will be acquired in the presence and at those locations specified by ACo.DEH Inspector. Each of the soil samples from the stockpile will be acquired within a clean brass tube 1.9 inches in diameter by 6.0 inches in length driven into soil until it will be completely filled with consolidated material. Soil from the excavation pit will be brought to grade by the excavator and the sample acquired from the excavator bucket. After removing the upper 1"-2" of material from the bucket, the sampling tube will be driven into the soil until it is completely filled. Samples will be acquired from native soil located along the sidewall of the excavation and from native soil near the center of the floor of the excavation.*

*As each sampling tube will be withdrawn from the soil, the ends of the tube will be covered with teflon pads, fitted with plastic caps, and sealed. Each tube will be then marked and placed on blue ice pending transportation to a State certified hazardous waste analytical laboratory under chain of custody.*

*The soil samples acquired from the stockpile and from the excavation pit will be analyzed for TPH-G, for BTE&X and Total Xylenes) and for Total Lead via EPA-approved test methodologies.*

*All sampling equipment will be steam cleaned or thoroughly scrubbed followed by a distilled water rinse prior to being brought on site and between all samplings.*

*The excavated soils containing petroleum hydrocarbons will be loaded out, transported and disposed to a Class III landfill.*

*All tasks will be undertaken in accordance with procedures referenced within a Health and Safety Plan.*

*At such time as on-site tasks are completed, and upon receipt of reports of certified laboratory analyses, a report will be completed summarizing work performed, interpreting data acquired and providing appropriate conclusions and recommendations.*

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Senior Hazardous Materials Specialist  
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Should you have any questions at this time, or if we may otherwise be of assistance, please call.

Respectfully submitted,

**ALFA ENVIRONMENTAL REMEDIATION SERVICES**

*Valentin Constantinescu*

Valentin Constantinescu, M.Sc.  
Senior Environmental Geologist

*Marvin D. Kirkeby*

Marvin D. Kirkeby  
Registered Civil Engineer

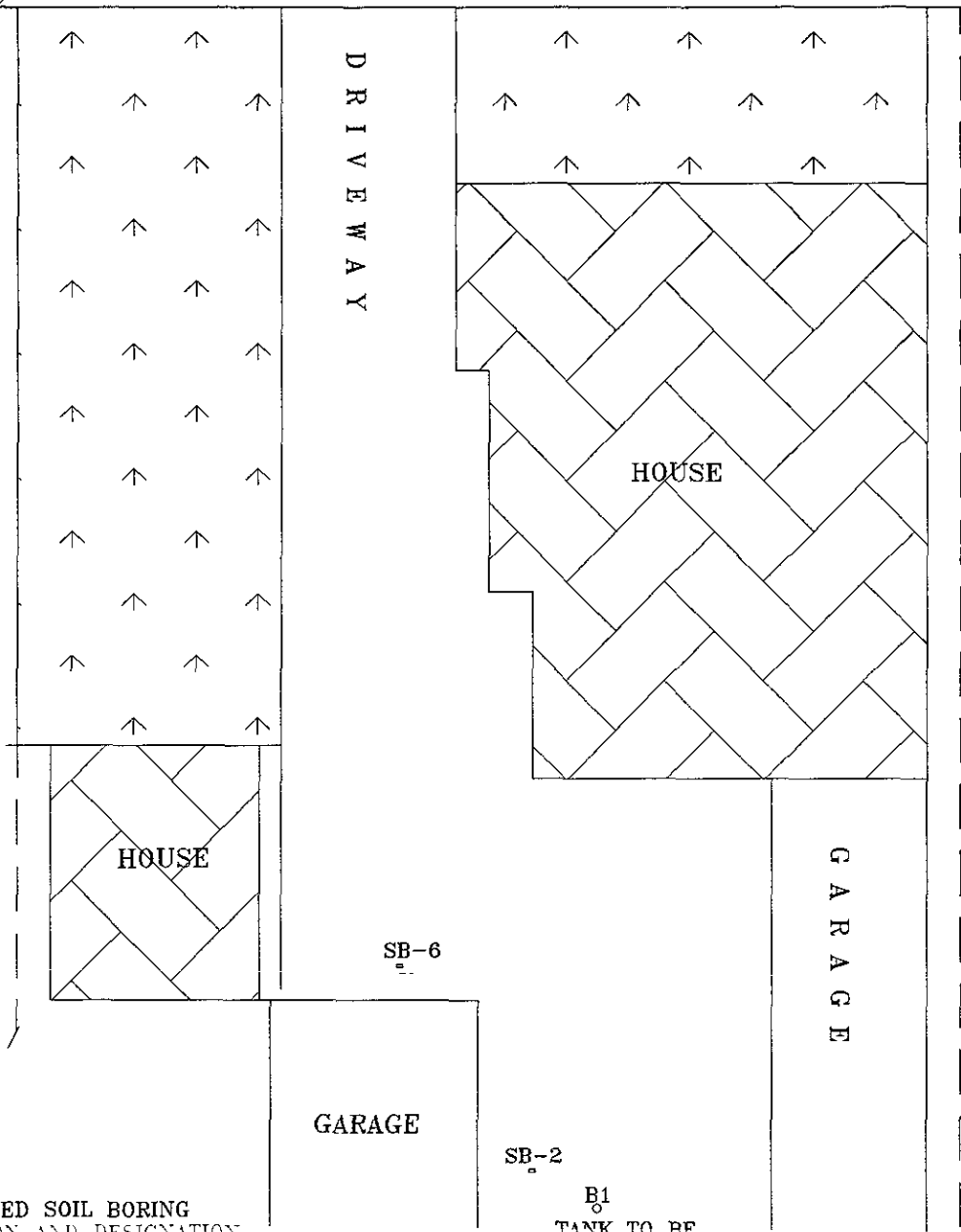
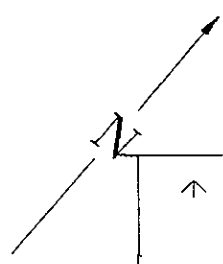
MDK/VC/ac





C/L

162nd AVENUE



LEGEND:

B1 PROPOSED SOIL BORING  
LOCATION AND DESIGNATION

SB-2 PREVIOUS SOIL BORING  
LOCATION AND DESIGNATION

SCALE (ft)  
0 20

SB-2  
B1  
TANK TO BE  
REMOVED  
B2  
SB-1  
SB-5 B3  
B5 B4

GYM

ALFA ENVIRONMENTAL REMEDIATION SERVICES	
Project No 8911	Drawn by V. N. C.
Date: 3/11/93	

HIRO'S NURSERY, INC.  
1620-162nd AVENUE.  
SAN LEANDRO, CA 94578

SITE MAP

Plate  
1



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

Scott Seery

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

1. Business Name HIRO'S NURSERY, INC.  
Business Owner HIROSHI and DIANNA FUKUSHIMA
2. Site Address 1630 - 162nd Avenue, SAN LEANDRO  
city SAN LEANDRO zip 94578 Phone (510) 276-5784
3. Mailing Address 1630 - 162nd Avenue  
city SAN LEANDRO zip 94578 Phone \_\_\_\_\_
4. Land Owner: HIROSHI and DIANNA FUKUSHIMA  
Address 1630 - 162nd Ave. City, State SAN LEANDRO, CA Zip 94578
5. Generator name under which tank will be manifested HIROSHI FUKUSHIMA  
1630 - 162nd Avenue, SAN LEANDRO, CA 94578 Phone (510) 276-5784  
EPA I.D. No. under which tank will be manifested CA000748100

6. Contractor W. A. Craig, Inc.  
Address P.O. Box 448  
City Napa, CA. 94559 Phone 707-252-3353  
License Type Gen. A Haz. Mat. 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 ALFA ENVIRONMENTAL REMEDIATION SERVICES  
Address 1326 HOPKINSON Rd, #54  
City PLEASANTON, CA Phone (510) 462-9726

8. Contact Person for Investigation  
Name VALENTIN CONSTANTINESCU Title SENIOR GEOLOGIST  
Phone (510) 462-9763

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

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

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

a) Product/Residual Sludge/Rinsate Transporter

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

b) Product/Residual Sludge/Rinsate Disposal Site

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

c) Tank and Piping Transporter

Name Dexanna, LTD. EPA I.D. No. CAD 982438566  
Hauler License No. 2883 License Exp. Date \_\_\_\_\_  
Address 3104 Athene Ct.  
City Concord State CA zip 9451

d) Tank and Piping Disposal Site

Name Erickson, Inc. EPA I.D. No. CAD009466392  
Address 255 Parr Blvd.  
City Richmond State CA zip 94801

11. Experienced Sample Collector

Name VALENTIN CONSTANTINESCU  
Company ALFA ENVIRONMENTAL REMEDIATION SERVICES  
Address 1328 HOPKINSON RD, Ste. 54  
City PLEASANTON State CA zip 94566 Phone (510) 462-9763

12. Laboratory

Name McCampbell Analytical 778-1620  
Address 110 2nd Ave. South  
City Pacheco, CA. State CA. zip 94553  
State Certification No. 1644

TPLG/D  
BTEX

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

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

14. Describe methods to be used for rendering tank inert

Dry Ice (CO<sub>2</sub>) AT 15 POUNDS PER 1000 GALLON CAPACITY, OR PER LOCAL F.D. 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 gal.	15-20 years in use.	Soil, AND GROUND WATER IF ENCOUNTERED	1 beneath the center of the tank Estimated To be 6'-7' below grade, WITHIN 2' OF BACKFILL / NATIVE SOIL INTERFACE

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) 10-15 cu. yds.	Sampling Plan 1 sample per 20 cubic yards of soil should the soil be slated for reuse on site; BAAQMD AND DISPOSAL SITES REQUIRE OTHER SAMPLING PLANS TO BE FOLLOWED

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 Total Pb	GC FID (5030) 8020 or 8240 AA or ICAP	GC FID (5030) 8020 or 8240	1.0 mg/kg 0.005 mg/kg

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

18. Submit Worker's Compensation Certificate copy

Name of Insurer Golden Eagle

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) Leland Viabolic - General Manager

Signature Leland Viabolic

Date 3-10-93

Signature of Site Owner or Operator

Name (please type) HIROSHI EIKUSHIMA

Signature Hiroshi Eikushima

Date 3/12/93

03-11-93

**SITE SPECIFIC HEALTH & SAFETY PLAN**

ALFA Environmental Remediation Services (ALFA) does not guarantee the health or safety of any persons entering this site. Due to the potential hazards of this site and the activity occurring thereon, it is not possible to discover, evaluate, and provide protection for all possible hazards which may be encountered. Strict adherence to the HEALTH & SAFETY guidelines set forth herein will reduce, but not eliminate, the potential for injury at this site. The HEALTH & SAFETY guidelines in this plan were prepared specifically for this site and should not be used on any other site without prior research and evaluation by personnel trained in HEALTH & SAFETY practices. The Project manager will be responsible for implementing this plan. Both the Project manager and the Health & Safety Manager have the authority to audit site activities for compliance with this plan and may suspend, modify or halt contractors' work practices whose conduct does not meet minimum requirements specified in this plan.

●DATE                                   03/11/93  
●PROJECT NAME                       HIRO'S NURSERY  
●PROJECT NUMBER                     8911  
●LOCATION                               1620-162nd Avenue,  
  San Leandro, CA 94578

**ENTRY OBJECTIVES**

ALFA and Environmental Control Associates plan to drill five soil borings and collect soil samples.

**ON-SITE ORGANIZATION AND COORDINATION**

The following personnel are designated to carry out the stated job function(s) on site:

Project Manager:       VALENTIN N. CONSTANTINESCU  
Project Geologist:    VALENTIN N. CONSTANTINESCU  
Health & Safety Manager: VNC  
Contractor(s): ENVIRONMENTAL CONTROL ASSOCIATES and  
  W.A.CRAIG, Inc.  
Other Personnel Scheduled to be on Site:

All personnel arriving/departing the site will notify the Project Manager or the Site Foreman.

**SITE BACKGROUND**

- Site Status                    Active   X                      Inactive

- Site Description

The site is presently a nursery. Tank(s) existed at the site. One underground storage tank is still there. Gasoline was stored in the tank.

- Waste Types    Gas   X      Liquid   X      Solid         Sludge

- Waste Characteristics

Corrosive         Flammable   X      Inert         Reactive       
Volatile   X      Combustible   X      Toxic   X      Other     

- Waste Categories

Waste types which may be encountered include soil and groundwater containing petroleum, metals, and/or organic solvents.

**HAZARDS**

- Rating                    High                         Moderate                         Low   X

- Hazards/Toxic Substances Likely To Be Encountered

Hazards which may be encountered on site include combustible or flammable fuel, toxic metals (lead, nickel, chromium), and/or organic solvents. Observe the necessary precautions while excavating/boring in the area. Wear gloves to avoid contact of soil with exposed skin.

- Information Presently Available of Substance(s) as They Exist on Site

This information is presented in the PSA work plan.



- Area(s) Affected

The area which may be affected is unknown.

- Weather Conditions Anticipated

Weather conditions anticipated on site are clear skies and medium temperatures with moderate winds.

### PERSONAL PROTECTION

The level of personal protection designated here should be considered the minimal acceptable level. Project personnel may elect to upgrade the level of protection at their discretion.

- Level of Protection Required A \_\_\_\_ B \_\_\_\_ C \_\_\_\_ D X

Level D Protection includes hard hat, safety glasses, and steel toed boots.

- Personal Protective Equipment

A minimum of Level D, protection will be required on site for all personnel. We recommend persons engaged in handling soil or groundwater of the site wear Tyvek coveralls.

- Rationale

Standard policy requires a minimum of Level D protection to be employed by all personnel on a specific site.

## DECONTAMINATION AND DISPOSAL

- Decontamination Procedures

- A. Personnel

- Respirator cartridges should be disposed of as necessary; respirators should be washed thoroughly with soap and water followed by extensive distilled water rinse.
    - Disposable tyveks, gloves and booties should be changed at the discretion of the designated on site Health and Safety Manager. Tyveks will be discarded at the end of each work day.
    - It is recommended that work clothes be separated from other clothes prior to washing.

- B. Equipment

- Sampling equipment and other work gear will be washed thoroughly with soap and water. This should be followed by a thorough rinse with tap water.

- C. Disposal Procedures

- Bag all disposable clothing/equipment etc., and dispose of on site if possible.

## GENERAL PROJECT SAFETY REQUIREMENTS

Project activities will be conducted in accordance with the following minimum safety requirements:

- Eating, drinking, and smoking will be restricted to a designated area.
- Gross decontamination and removal of all personal protective equipment will be performed prior to leaving the site.
- Shaking or blowing of potentially contaminated clothing or equipment to remove dust or other materials is not permitted.

- All job site personnel are responsible for taking necessary steps to protect employees from physical hazards, including
  - Falling objects, such as tools or equipment
  - Falls from elevations
  - Tripping over hoses, pipes, tools, or equipment
  - Slipping on wet or oil surfaces
  - Insufficient or faulty protective equipment
  - Insufficient or faulty equipment or tools
  
- All personnel will be required to wash hands and faces before eating, drinking, or smoking.
  
- Field operations personnel will be cautioned to inform each other of the non-visual effects of the presence of toxics, such as
  - Headaches
  - Dizziness
  - Nausea
  - Blurred vision
  - Cramps
  - Irritation of eyes, skin, or respiratory tract
  - Changes in complexion or skin discoloration
  - Changes in apparent motor coordination
  - Changes in personality or demeanor
  - Excessive salivation or changes in pupillary response
  - Changes in speech ability or pattern

**MEDICAL SURVEILLANCE**

Personnel and subcontractors engaged in project activities must be participants in a medical surveillance program and must be cleared by the examining physician(s) to wear respiratory protection devices and protective clothing for working with hazardous materials. The applicable requirements under Title 8, Section 5216, of the California Administrative Code will be observed. The applicable requirements under 29 CFR 1910.120 of the Federal Administrative Code will be observed.

**SAFETY AND ORIENTATION MEETING**

Field personnel will attend a project-specific training meeting for safety issues and review the project tasks before beginning work. The meeting will be led by the Field Superintendent.

## WORK ZONES AND SECURITY MEASURES

The area where the work is performed will be designated as an Exclusion Zone. Only essential personnel will be allowed into an Exclusion Zone. When it is practical and local topography allows, approximately 25 to 75 feet of space surrounding the Exclusion Zone will be designated as a Contamination Reduction Zone.

Cones, wooden barricades, or a suitable alternative will be used to deny the public access to these Contamination Reduction Zones. The public will not be allowed close to the work area under any conditions. If for any reason the safety of a member of the public (E.G., motorist or pedestrian) may be endangered, work will cease until the situation is remedied. Cones and warning signs will be used when necessary to redirect motorists or pedestrians.

## EMERGENCY RESPONSE PROCEDURES

In the event of an accident resulting in physical injury, first aid will be administered and the injured worker will be transported to the nearest hospital or emergency medical clinic for emergency treatment. A physician's attention is required regardless of the severity of the injury. In the event of a fire, explosion, or property damage, the Office will be immediately notified. If necessary, local fire or response agencies will be called. A map showing the site's location and nearest hospital providing emergency care is attached.

### • **EMERGENCY TELEPHONE NUMBERS**

Fire and Police	911
Ambulance	911
VNC	(510)462-9763

### • **ADDITIONAL CONTINGENCY TELEPHONE NUMBERS**

Poison Control Center	(800)523-2222
CHEMTREC	(800)425-9300
Fairmont Hospital, 15400 Foothill Blvd., San Leandro,	
phone:(510) 577-1410.	

**NOTE:** Only call CHEMTREC in an emergency. CHEMTREC is an acronym for Chemical Transportation Emergency Center, a public service of the Chemical Manufacture's Association. CHEMTREC can usually provide hazard information warnings and guidance when given the identification number or the name of the product and the nature of the problem. CHEMTREC can also contact the appropriate experts.

**ALL SITE PERSONNEL HAVE READ AND DISCUSSED THE ABOVE PLAN AND ARE FAMILIAR WITH ITS PROVISION.**

\_\_\_\_\_  
Project Manager/Site Safety & Health Officer

\_\_\_\_\_  
Contractor and Firm Name

\_\_\_\_\_  
Contractor and Firm Name

\_\_\_\_\_  
Other Site Personnel

\_\_\_\_\_  
Other Site Personnel

\_\_\_\_\_  
Other Site Personnel

\_\_\_\_\_  
Other Site Personnel

Scott Seery

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

SC 11-10-1016

UNDERGROUND TANK CLOSURE PLAN

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

1. Business Name HIRO'S NURSERY, INC.  
Business Owner HIROSHI and DIANNA FUKUSHIMA
2. Site Address 1630 - 162nd Avenue, SAN LEANDRO  
city SAN LEANDRO zip 94578 Phone (510) 276-5784
3. Mailing Address 1630 - 162nd Avenue  
city SAN LEANDRO zip 94578 Phone \_\_\_\_\_
4. Land Owner HIROSHI and DIANNA FUKUSHIMA  
Address 1630 - 162nd Ave. city, state SAN LEANDRO, CA zip 94578
5. Generator name under which tank will be manifested HIROSHI FUKUSHIMA  
1630 - 162nd Avenue, SAN LEANDRO, CA 94578 Phone (510) 276-5784  
EPA I.D. No. under which tank will be manifested CA0 000 748 160

6. Contractor W. A. Craig, Inc.  
Address P.O. Box 448  
City Napa, CA. 94559 Phone 707-252-3353  
License Type\* Gen. A Haz. Mat. 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 ALFA ENVIRONMENTAL REMEDIATION SERVICES  
Address 1326 HOPKINSON Rd, #54  
City PLEASANTON, CA Phone (510) 462-9726

8. Contact Person for Investigation  
Name VALENTIN CONSTANTINESCU Title SENIOR GEOLOGIST  
Phone (510) 462-9763

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

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

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

a) Product/Residual Sludge/Rinsate Transporter

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

b) Product/Residual Sludge/Rinsate Disposal Site

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

c) Tank and Piping Transporter

Name Dexanna, LTD. EPA I.D. No. CAD 982438566  
Hauler License No. 2883 License Exp. Date \_\_\_\_\_  
Address 3104 Athene CT.  
City Concord State CA. zip 9451

d) Tank and Piping Disposal Site

Name Erickson, Inc. EPA I.D. No. CAD009466392  
Address 255 Part Blvd.  
City Richmond State CA zip 94801

11. Experienced Sample Collector

Name VALENTIN CONSTANTINESCU  
Company ALFA ENVIRONMENTAL REMEDIATION SERVICES  
Address 1326 HOPYARD Rd, Ste. 54  
City PLEASANTON State CA zip 94566 Phone (510) 462-9763

12. Laboratory

Name McCampbel Analytical  
Address 110 2nd Ave. South  
City Pacheco, CA. State CA. zip 94553  
State Certification No. 1644

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

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



14. Describe methods to be used for rendering tank inert

Dry Ice (CO<sub>2</sub>) AT 15 POUNDS PER 1000 GALLON  
CAPACITY, OR PER LOCAL F. D. 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 gal.	15-20 years in use.	SOIL, AND GROUND WATER IF ENCOUNTERED	1' beneath the center of the Tank Estimated To be 6'-7' below grade, WITHIN 2' OF BACKFILL/NATIVE SOIL INTERFACE

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) 10-15 cu. yds.	Sampling Plan 1 sample per 20 cubic yards of soil should the soil be slated for reuse on site; BARRING AND DISPOSAL SITES REQUIRE OTHER SAMPLING PLANS TO BE FOLLOWED

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	GC FID (5030)	GC FID (5030)	1.0 mg/kg
BTEX	8020 or 8240	8020 or 8240	0.005 mg/kg
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

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.

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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) Leland Yialelis - General Manager

Signature Leland Yialelis

Date 3-10-93

Signature of Site Owner or Operator

Name (please type) HIROSHI FUKUSHIMA

Signature Hiroshi Fukushima

Date 3/12/93

Scott Seery

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

907110 13:15

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

1. Business Name HIRO'S NURSERY, INC.  
Business Owner HIROSHI and DIANNA FUKUSHIMA
2. Site Address 1630 - 162nd Avenue, SAN LEANDRO  
City SAN LEANDRO Zip 94578 Phone (510) 276-5784
3. Mailing Address 1630 - 162nd Avenue  
City SAN LEANDRO Zip 94578 Phone \_\_\_\_\_
4. Land Owner HIROSHI and DIANNA FUKUSHIMA  
Address 1630 - 162nd Ave. City, State SAN LEANDRO, CA Zip 94578
5. Generator name under which tank will be manifested HIROSHI FUKUSHIMA  
1630 - 162nd Avenue, SAN LEANDRO, CA 94578 Phone (510) 276-5784  
EPA I.D. No. under which tank will be manifested CA0 000 788 160

6. Contractor W. A. Craig, Inc.  
Address P.O. Box 448  
City Napa, CA. 94559 Phone 707-252-3353  
License Type\* Gen. A Haz. Mat. 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 ALFA ENVIRONMENTAL REMEDIATION SERVICES  
Address 1326 HOPKINSON Rd, #54  
City PLEASANTON, CA Phone (510) 462-9726

8. Contact Person for Investigation

Name VALENTIN CONSTANTINESCU Title SENIOR GEOLOGIST  
Phone (510) 462-9763

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

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

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

a) Product/Residual Sludge/Rinsate Transporter

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

b) Product/Residual Sludge/Rinsate Disposal Site

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

c) Tank and Piping Transporter

Name Dexanna, LTD. EPA I.D. No. CAD 982438566  
Hauler License No. 2883 License Exp. Date \_\_\_\_\_  
Address 3104 Athene Ct.  
City Concord State CA zip 9451

d) Tank and Piping Disposal Site

Name Erickson, Inc. EPA I.D. No. CAD009466392  
Address 255 Part Blvd.  
City Richmond State CA zip 94801

11. Experienced Sample Collector

Name VALENTIN CONSTANTINESCU  
Company ALFA ENVIRONMENTAL REMEDIATION SERVICES  
Address 1326 HOPYARD Rd, Ste. 54  
City PLEASANTON State CA zip 94566 Phone (510) 462-9763

12. Laboratory

Name McCampbel Analytical  
Address 110 2nd Ave. South  
City Pacheco, CA State CA zip 94553  
State Certification No. 1644

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If yes, describe. \_\_\_\_\_  
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Excavated/Stockpiled Soil	
<b>Stockpiled Soil Volume (Estimated)</b> 10-15 cu. yds.	<b>Sampling Plan</b> 1 sample per 20 cubic yards of soil should soil be slated for reuse on site, background and disposal sites require other sampling plans to be followed

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

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Signature Leland Yiadelis

Date 3-10-93

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Signature Hiroshi Fukushima

Date 3/12/93