John P. Cummings & Associates

Environmental Consultants

Ph. (510) 505-0722
Fax (510) 791-3306

P.O. Box 2847
Fremont, CA 94536-2847

HAZMAT

94 DEC 19 PM 12:

File No. 0394022.00
December 15, 1994

Scott O. Seery, CHMM
Senior Hazardous Materials Specialist
Alameda County
Department of Environmental Health
1131 Harbor Bay Parkway
Alameda, CA 94502

RE: Workplan - HIRO'S NURSERY, 1630-162nd Ave., San Leandro, CA

Dear Mr. Seery:

The attached addition to the September workplan for the property identified as HIRO'S NURSERY, 1630-162nd Ave., San Leandro, CA, is being submitted in accordance with your letter addressed to me dated December 8, 1994.

1. The purging and sampling of the wells to be constructed for monitoring will be at least 72 hours after the wells have been developed.

2. Each well will be purged with a clean dedicated bailer or steam cleaned pump. The purge water from each well will be stored in a 55-gallon drum. The drums will be labeled "awaiting analysis" and will identify the origination of the water in the drum. Disposal of the contents of the drums will depend on the analyses and will be separate from this proposal.

After the wells have been purged, recharged and stabilized, a sample of the groundwater will be acquired. The wells will be considered to have been purged adequately when the following indicator parameters are within the ranges established below. Temperature (plus or minus 1 degree Centigrade), pH (within plus or minus 0.1 pH unit) and Specific Conductance (within plus or minus 5% of the reading range).

3. QA/QC Sampling plan for the soil sampling requires that the soil be collected in the lower brass liner, with no headspace allowed each end covered with Teflon tape, capped with a polyethylene cap, labeled, placed in a cooler at a Temperature of

4 degrees Centigrade maintained by ice, transported under Chain of Custody documentation to a California Certified Laboratory for analysis. A trip blank will be sent and analyzed for each twenty samples collected.

Groundwater samples shall be collected,in duplicate, in clean dedicated bailers and placed in precleaned glass containers with Teflon closures. Fill sample containers to overflowing. No air bubbles should pass through the sample as the container is being filled or be trapped in the sample when the container is sealed. The containers will be capped with a polyethylene cap, labeled, placed in a cooler at a Temperature of 4 degrees Centigrade maintained by ice, transported under Chain of Custody documentation to a California Certified Laboratory for analysis. A trip blank will be sent and analyzed for each twenty samples collected.

4. The filter pack is expected to be 2/16 sand with a 0.01 inch screened PVC casing. This filter pack and screen selection is based on the expectation that the soil in these borings will be relatively fine. If coarser material is encountered a # 3 sand with a 0.02 inch screen may be used. A judgement will be made in the field as needed.

Please contact me if there are questions concerning this addition to the workplan.

Sincerely,

John P. Cummings

cc: Hiro Fukishima

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Fax (510) 791-3306

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Fremont, CA 94536-2847

File No. 0394022.00
September 25, 1994

Hiroshi Fukushima
1301 Hilliker Place
Livermore CA 94550

Re: Workplan
1630 162nd Street
San Leandro, CA

Dear Mr. Fukushima:

John P. Cummings & Associates (JPCA) is pleased to present the following workplan for the characterization of the site located at 1630 162nd Street, San Leandro, CA, which is based on a review of the available data for the site which you furnished JPCA. The parcel is basically flat. It is our understanding that a 500 gallon gasoline Underground Storage Tank (UST) was removed from the parcel earlier this year. The UST removal was accomplished by W. A. CRAIG, INC. Napa, Ca.

Soil samples from the excavation were analyzed for Total Petroleum Hydrocarbons as gasoline (TPHG) and Benzene, Toluene, Ethylbenzene and Xylene (BTEX). The results reported from the soil samples analysis indicated levels of hydrocarbon contamination which require further investigation. The soil samples were not analyzed for Lead (Pb) concentration levels.

If you have any questions concerning this workplan, please contact me at 510-505-0722.

Sincerely,

John P. Cummings
Principal

Enclosure

WORKPLAN FOR HIRO'S NURSERY SITE

1630 162nd Street, San Leandro, CA

SITE DESCRIPTION

The site has two houses, garages and flower nursery business on it and is located in the foothill, commercial/residential Ashland area of San Leandro. Figure 1 is a location map.

During normal rainfall years, depth to groundwater is estimated to be approximately 30 feet below the ground surface.

PREVIOUS INVESTIGATION

An Underground Storage Tank (UST) was removed from this site on August 1994. The 500 gallon tank reportedly contained gasoline. The tank was reported to be very rusty and pitted over much of the exterior. There were holes found on the upper and lower surfaces, on the ends and welded seams of the tank.

One soil sample was collected from the bottom of the excavation at the time of the UST removal were analyzed for Total Petroleum Hydrocarbon as gasoline (TPHG); Benzene, Toluene, Ethylbenzene and Xylene (BTEX). The soil samples taken below the UST in native soil showed 18 parts per million (ppm), BTEX was detected at 0.45, 0.025, 0.66 and 1.3 ppm respectively.

The former UST area is located on the south easterly corner of the garage building and on the west side of the driveway. Figure 2 presents the location of the former UST area.

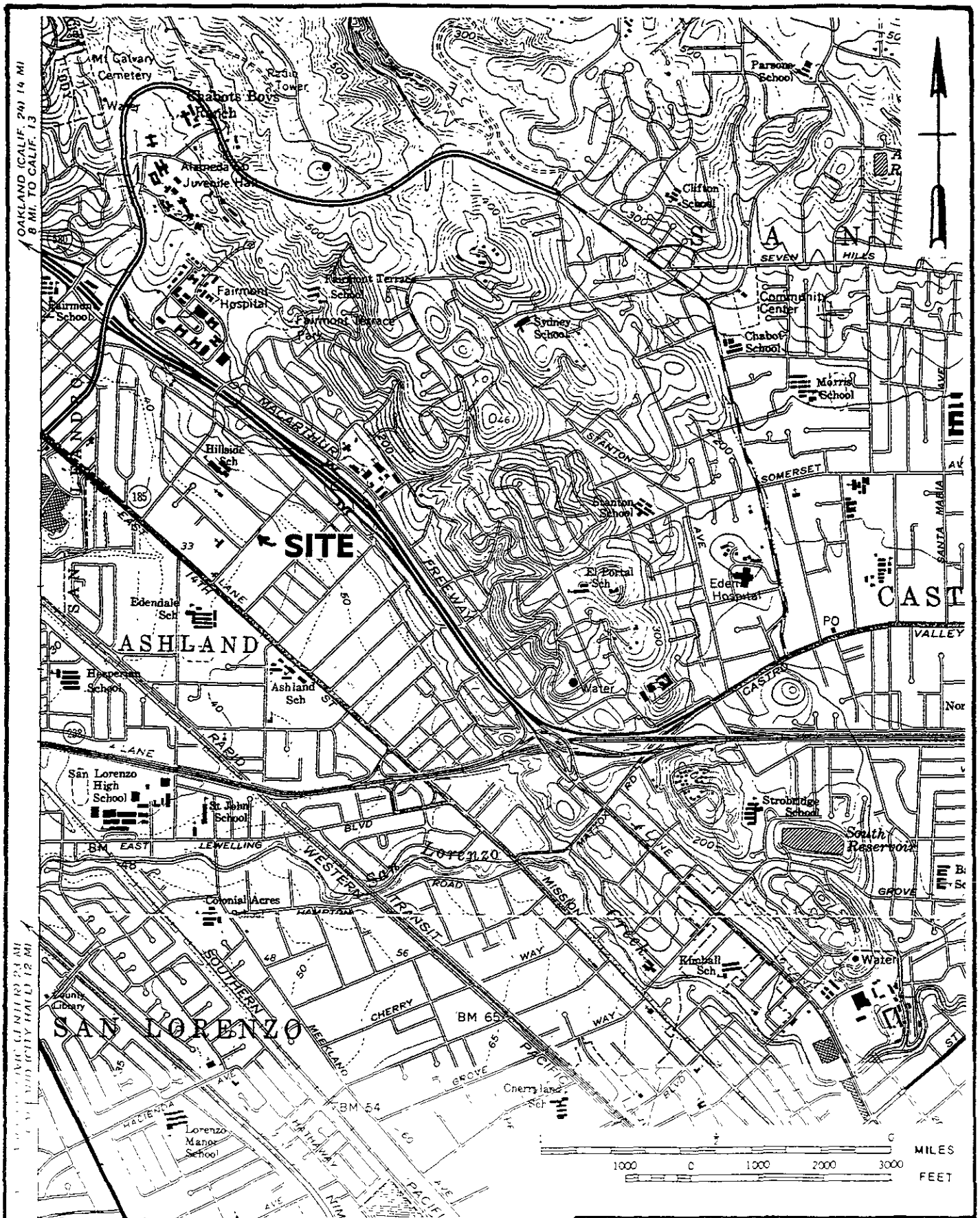
One boring was completed in June of 1994 and gasoline contamination was identified in the soil samples collected from the boring.

Soil samples were collected from borings in the vicinity of the UST several years ago, the analysis detected gasoline and gasoline products in the soils.

PROPOSED INVESTIGATION AND WORKPLAN

The previous investigation results indicate the soil at this site is contaminated with TPHG and BTEX. John P. Cummings and Associates (JPCA), therefore, proposes to characterize the vertical extent of the soil contamination. The proposed tasks of the investigation are listed below:

1) Prepare a site health and safety plan.



Base map from USGS 7 1/2' series
Hayward, California quadrangle, 1980.

JOHN P. CUMMINGS & ASSOCIATES	PROJECT # 0394022.00 HIRO'S NURSERY 1630 162nd Street, San Leandro, California

Fig. 1

SITE LOCATION MAP

2) Obtain well drilling permits and contact U S Alert to mark any possible underground utilities. JPCA requests that the present owner/tenant inform JPCA of any piping or other underground obstacles which may interfere with the investigation. Notify the Alameda County Environmental Health Division (ACEHD) 48 hours prior to initiation of field work.

3) Advance three soil borings, which will be converted into 2 inch diameter monitoring wells to an approximate depth of 40 ft or ten feet into the saturated zone whichever occurs first, using a truck mounted drill rig and 8-inch diameter hollow-stem augers near the former Tank Pit area, as shown in Figure 2.

The screened portion of the well will be fifteen feet in length, from the bottom of the well to approximately five feet above the existing groundwater level.

Sand pack will extend 17 feet from the bottom of the well. Then two feet of Bentonite pellets for a seal will be place above the sand pack, the remaining portion of the well will be cement grout to approximately 1 foot below grade. A traffic proof vault will be placed at the well-head and a locking cap, with lock, placed on the casing to secure the well.

The borings which will be converted into wells will be identified as MW-1, MW-2 and MW-3.

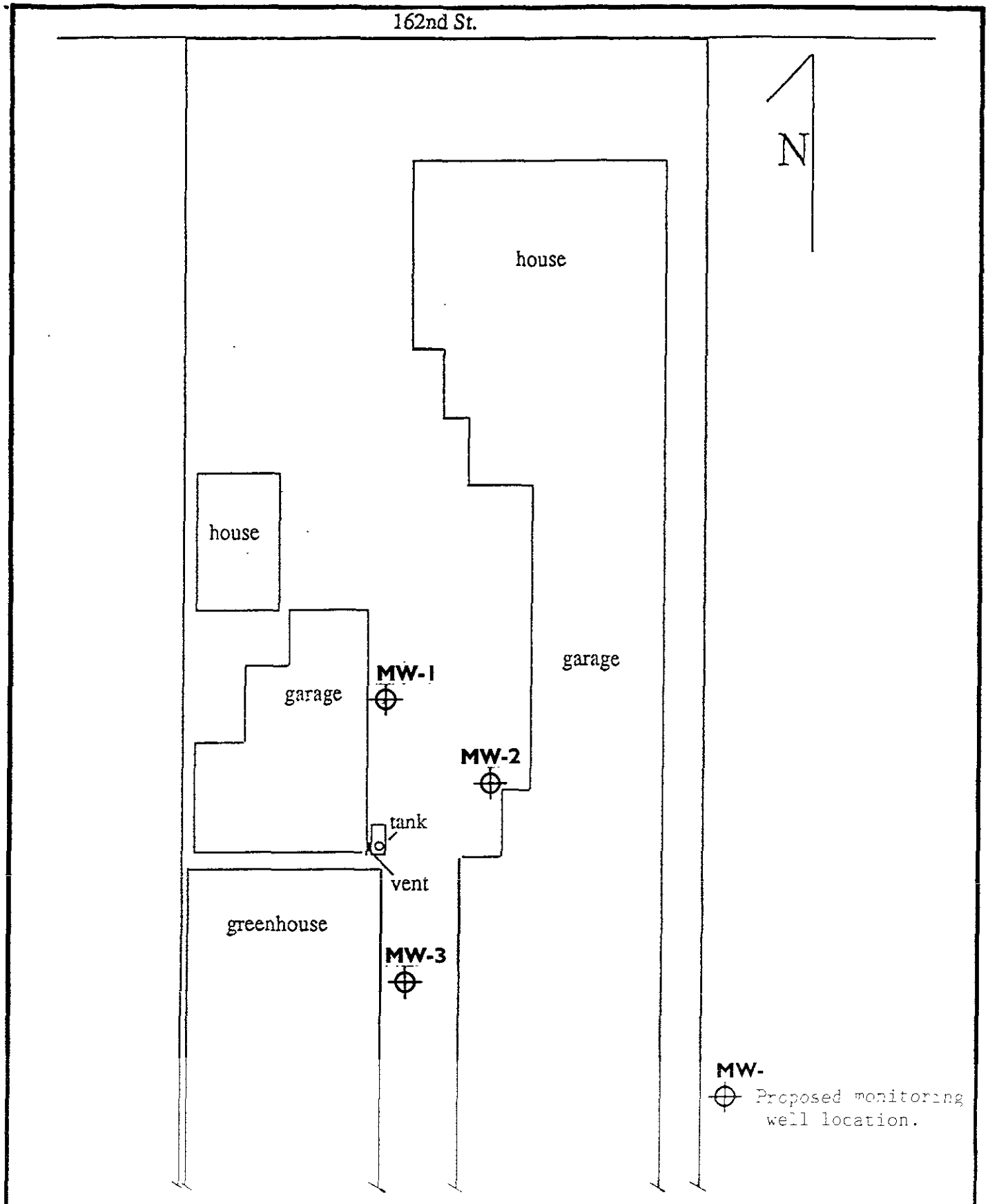
A typical well construction diagram is enclosed as Figure 3.

4) Collect soil samples at each 5 ft level interval or at significant changes in lithology commencing at a depth of approximately five feet, using a split spoon tube sampler loaded with pre-cleaned brass tubes. A maximum of 24 soil samples are anticipated to be collected.

5) Sampling equipment will be decontaminated using tri-sodium phosphate solution (TSP) and twice rinsed with the last rinse using distilled water prior to sampling.

6) Soil samples collected in the lowest brass liner will be preserved by covering both ends with Teflon tape, capping with plastic caps and sealing the caps with plastic tape. Soil samples will be labeled and logged under Chain-of-Custody (COC) control. Soil samples will be stored in a cooler with ice, transported to a state certified laboratory for analysis with COC documentation.

7) Soil Samples will be analyzed for Lead (Pb), Total Petroleum Hydrocarbons, as gasoline (TPHG)) and Benzene, Toluene, Ethylbenzene and Xylene (BTEX). The analytical method used will be those listed in the "Tri-Regional Guidelines" which are directives of the Regional Water Quality Control Board and requested by the ACEHD.



Base plan from W. A. Craig, Inc.
Napa, California.

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Fig. 2

SITE PLAN

8) Soil cuttings will be placed on top of and covered with visqueen awaiting analysis. Proper disposal of the soil will depend on the analysis. Disposal of any contaminated soil is the responsibility of the property owner.

9) All borings will be logged by inspection of the samples and classified using the Unified Soil Classification System under the supervision of a California Certified Engineering Geologist.

10) A minimum of three days after the installation of the wells, the wells will be developed by pumping and purging. Temperature, conductivity and Ph will be measured and groundwater sample collected after the measurements are stabilized. Groundwater samples collected by clean dedicated bailer. The 3 groundwater samples will be placed in a cooled ice chest and transported to a state certified laboratory under COC documentation for analyses.

The purged groundwater will be stored in DOT regulation 55 gallon drums marked awaiting analysis. Disposal of any contaminated groundwater is the responsibility of the property owner.

11) The groundwater samples collected will be analyzed for Lead (Pb), Total Petroleum Hydrocarbons, as gasoline (TPHG) and Benzene, Toluene, Ethylbenzene and Xylene (BTEX). The analytical method used will be those listed in the "Tri-Regional Guidelines" which are directives of the Regional Water Quality Control Board and requested by the SJCEHD.

12) The elevation of the well heads will be surveyed using a City of San Leandro benchmark if available in the site area. The depth to groundwater in each well will be measured to a hundredths of a foot using an ASTM 4750 standard electronic probe. The elevation of the groundwater in each well will be used to establish the direction and slope of the gradient.

13) A report, signed by the Certified Engineering Geologist, will include a summary of the field work, boring logs, well logs, COC documentation, certified analytical results, conclusions and recommendations.

14) The report will be submitted to the client and the ACEHD.

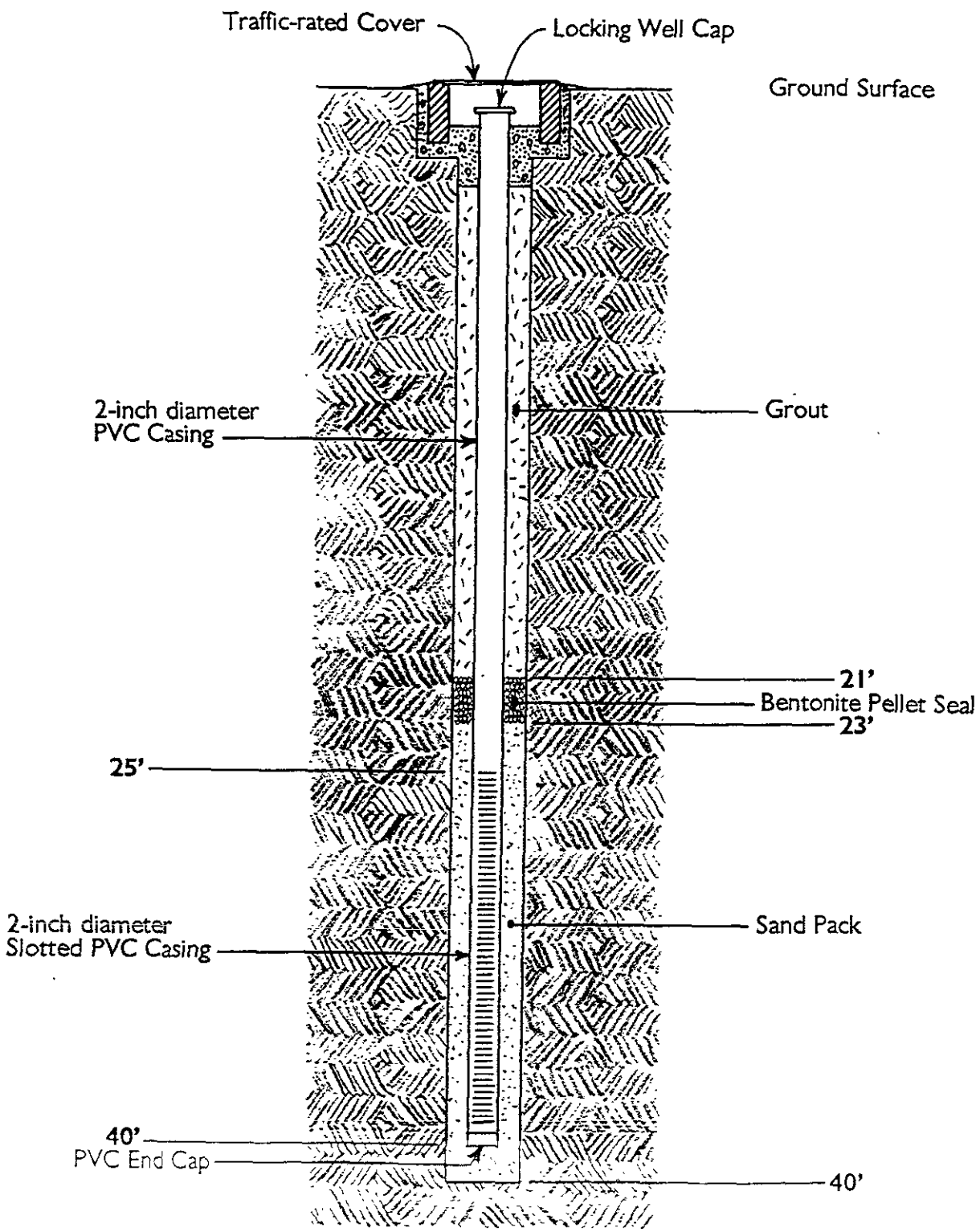

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Fig. 3

WELL MODEL