

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

EMERGENCY <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		HAS STATE OFFICE OF EMERGENCY SERVICES REPORT BEEN FILED? <input type="checkbox"/> YES <input 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 0 m 9 d 0 d 1 d 9 y 4 y		CASE #		SIGNED <i>August Stein</i> DATE 9/7/99		
REPORTED BY	NAME OF INDIVIDUAL FILING REPORT John V. Mrakovich		PHONE (510) 429-8088		SIGNATURE <i>John V. Mrakovich</i>	
	REPRESENTING <input checked="" type="checkbox"/> OWNER/OPERATOR <input type="checkbox"/> REGIONAL BOARD <input type="checkbox"/> LOCAL AGENCY <input type="checkbox"/> OTHER		COMPANY OR AGENCY NAME Tank Protect Engineering of Northern California, Inc.			
	ADDRESS 2821 Whipple Road Union City, CA 94587					
RESPONSIBLE PARTY	NAME Plants Unlimited <input type="checkbox"/> UNKNOWN		CONTACT PERSON John Goldstein		PHONE (510) 276-2384	
	ADDRESS 16450 Kent Avenue San Lorenzo, CA 94580					
SITE LOCATION	FACILITY NAME (IF APPLICABLE) Plants Unlimited		OPERATOR John Goldstein		PHONE (510) 276-2384	
	ADDRESS 16450 Kent Avenue San Lorenzo, Alameda 94580					
	CROSS STREET					
IMPLEMENTING AGENCIES	LOCAL AGENCY Alameda County Health Care Services Agency		CONTACT PERSON		PHONE (510) 567-6700	
	REGIONAL BOARD CRWOCB - San Francisco Bay Region				PHONE (510) 286-1255	
SUBSTANCES INVOLVED	(1) NAME Petroleum hydrocarbons-see below				QUANTITY LOST (GALLONS) <input type="checkbox"/> UNKNOWN	
	(2)				<input type="checkbox"/> UNKNOWN	
DISCOVERY/ABATEMENT	DATE DISCOVERED 0 m 7 d 3 d 1 d 9 y 0 y		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 type="checkbox"/> OTHER			
	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 type="checkbox"/> YES <input type="checkbox"/> NO IF YES, DATE					
SOURCE/ CAUSE	SOURCE OF DISCHARGE <input type="checkbox"/> TANK LEAK <input checked="" 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 type="checkbox"/> CORROSION <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/> OTHER			
	CHECK ONE ONLY <input 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 type="checkbox"/> LEAK BEING CONFIRMED <input type="checkbox"/> PRELIMINARY SITE ASSESSMENT UNDERWAY <input checked="" 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					
	CHECK APPROPRIATE ACTION(S) (SEE BACK FOR DETAILS) <input checked="" type="checkbox"/> EXCAVATE & DISPOSE (ED) <input type="checkbox"/> REMOVE FREE PRODUCT (FP) <input type="checkbox"/> ENHANCED BIO DEGRADATION (IT) <input type="checkbox"/> CAP SITE (CD) <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 (HU) <input type="checkbox"/> VENT SOIL (VS) <input type="checkbox"/> VACUUM EXTRACT (VE) <input type="checkbox"/> OTHER (OT)					
COMMENTS	Removed one 1,500-gallon diesel/heating fuel and one 280-gallon gasoline underground storage tanks.					
	(Empty space for additional comments)					

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

February 28, 1994

Mr. John Goldstein
Plants Unlimited
16450 Kent Ave.
San Lorenzo, CA 94580

STID 3761

Re: Investigations at 16450 Kent Ave., San Lorenzo, CA

Dear Mr. Goldstein,

This office has received and reviewed Tank Protect Engineering's quarterly report, dated February 1, 1994, for the above site. A minimum of two additional quarterly ground water monitoring events, and continued monthly water level measurements and corresponding gradient determinations are required.

Additionally, in Tank Protect's report, it states that borings were drilled adjacent to the three monitoring wells on January 20, 1993, and one soil sample was collected from each of these borings. Please clarify whether these boring samples were used to represent the required soil samples from Wells MW-1 through MW-3. Additionally, please submit a figure showing the locations of these borings.


Having reviewed Evax's well installation report again, it was noted that no well survey information was submitted with that report. According to Evax's report, the wells were surveyed to Mean Sea Level (MSL). Please submit the documentation showing that the wells were surveyed to MSL with the next quarterly report.

Lastly, our case files do not contain details on the extent of overexcavation that took place (please give tank pit dimensions of the initial and final excavation), on the depths of the initial and confirmatory soil samples, and the amount of excavated soil resulting from the overexcavation. It is the understanding of this office that approximately 6 cubic yards of soil was generated from the initial tank removal/excavation, and hauled off to Zanker Road in San Jose. Please confirm whether or not this is the case, and address the above issues in the next quarterly report.

Mr. John Goldstein
Re: 16450 Kent Ave.
February 28, 1994
Page 2 of 2

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

Sincerely,



Juliet Shin
Hazardous Materials Specialist

cc: John Mrakovich
Tank Protect Engineering
2821 Whipple Road
Union City, CA 94587-1233

Edgar Howell-File(JS)

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

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

November 22, 1993

Mr. John Goldstein
Plants Unlimited
16450 Kent Ave.
San Lorenzo, CA 94580

STID 3761

Re: Investigations at 16450 Kent Avenue, San Lorenzo, CA

Dear Mr. Goldstein,

This office sent you a letter on September 20, 1993, requiring that you resume quarterly ground water monitoring at the above site, and submit a quarterly ground water monitoring report by mid-October 1993. To this date, this office has received no quarterly report. Per a conversation between Ms. Goldstein and myself on November 22, 1993, you have been receiving bids from prospective consultants and have finally narrowed down the choices to one or two consultants.

You are required to conduct quarterly ground water monitoring at the site and submit a quarterly report to this office **within 45 days** of the date of this letter. This is a formal request for quarterly reports pursuant to **Section 2652, Article 5, Title 23 California Code of Regulations.**

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

Sincerely,

Juliet Shin
Hazardous Materials Specialist

cc: Edgar Howell-File(JS)

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

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

September 20, 1993

Mr. John Goldstein
Plants Unlimited
16450 Kent Ave.
San Lorenzo, CA 94580

STID 3761

Re: Investigations at 16450 Kent Avenue, San Lorenzo, CA

Dear Mr. Goldstein,

Per our conversation on September 20, 1993, quarterly ground water monitoring at the site was temporarily discontinued due to the disbandment of Evax Technologies, your former consultants. This office has only received one quarterly ground water monitoring report to date, dated February 17, 1993. It is the understanding of this office that quarterly ground water monitoring will resume shortly. The next quarterly ground water monitoring report will be due to this office **within 45 days** of the date of this letter. Monthly water level measurements and corresponding gradient determinations shall also resume.

Lastly, in March 1993, this office required that the analysis for diesel be included in the quarterly sampling event. However, since that time, it has been noted that soil samples collected from the site's tank removals were analyzed for and did not detect any diesel. Therefore, you will only be required to analyze for Total Petroleum Hydrocarbons as gasoline and benzene, toluene, ethylbenzenes, and xylenes in the following quarterly sampling events.

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

Sincerely,

Juliet Shin
Hazardous Materials Specialist

cc: Edgar Howell-File(JS)

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

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

March 2, 1993

Mr. John Goldstein
Plants Unlimited
16450 Kent Ave.
San Lorenzo, CA 94580

STID 3761

Re: Investigations at 16450 Kent Avenue, San Lorenzo, CA

Dear Mr. Goldstein,

Thank you for Evax Technologies' Well Installation and Sampling report, dated February 17, 1993. Although the analysis of ground water samples, collected from the newly installed wells, did not identify any Total Petroleum Hydrocarbons as gasoline (TPHg), or benzene, toluene, xylenes, or ethylbenzenes (BTEX), quarterly monitoring is required to continue for a minimum of four quarters before this site can be considered for closure. However, it is acceptable to this office that you switch to quarterly water level measurements after the first three monthly water level measurements.

Lastly, it was noted that although there was formerly a diesel/heating oil underground storage tank at the site, none of the samples were analyzed for diesel. Please include the analysis for diesel in the next quarterly sampling event using the appropriate analysis method given in Table 2 of RWQCB's Staff Recommendations for the Evaluation and Investigations of Underground Storage Tanks. If no diesel is detected in these samples, you may discontinue the analysis for this constituent in the following quarterly sampling events.

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

Sincerely,

Juliet Shin
Hazardous Materials Specialist

Mr. John Goldstein
Re: 16450 Kent Avenue
March 2, 1993
Page 2 of 2

cc: Richard Hiett, RWQCB

Samuel Hong
EVAX Technologies, Inc.
269 Mount Hermon Road, Ste. 101
Scotts Valley, CA

Edgar Howell-File(JS) *EJSA*

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

June 19, 1992

Ms. Nancy Goldstein
Plants Unlimited
16450 Kent Ave.
San Lorenzo, CA 94580

STID 3761

RE: Ground water Investigation Requirements

Dear Ms. Goldstein,

On July 31, 1990, two underground storage tanks (USTs), one 1,500-gallon diesel tank and one 280-gallon gasoline tank, were removed from the above site. A small hole was observed in the gasoline tank during its removal. Soil samples were collected from the tank pits and analyzed. One soil sample collected from beneath the gasoline tank exhibited concentrations of Total Petroleum Hydrocarbon (TPH) as gasoline at 2,300 parts per million. Subsequent to this soil sampling effort additional soil excavation occurred and confirmatory soil samples did not identify contamination above detection limits. However, due to the high concentration of TPH initially detected in the gasoline tank pit and the fact that ground water is separated from the contamination by less than 20 feet, this office is requesting that additional soil and ground water investigations be conducted at the site.

Guidelines established by the California Regional Water Quality Control Board (RWQCB) require that a soil and ground water investigation be conducted whenever an unauthorized release of product is suspected from an underground storage tank. The hole discovered in the gasoline UST, the levels of soil contamination associated with this tank, and the shallow ground water beneath the site would indicate that such an event may have occurred. This office sent you a letter in May 1991 requesting you to conduct further investigations associated with the former UST at your site, however, to this date, we have not received any response from you.

You are required to conduct a Preliminary Site Assessment (PSA) to determine the lateral and vertical extent and severity of latent soil and ground water contamination which may have resulted from the release at the site. The information gathered by the PSA will

Ms. Nancy Goldstein
RE: 16450 Kent St.
June 17, 1992
Page 2 of 4

be used to determine an appropriate course of action to remediate the site, if deemed necessary. The PSA must be conducted in accordance with the RWQCB Staff Recommendations for the Initial Evaluation and Investigation of Underground Tanks, the State Water Board's LUFT Manual, and be consistent with requirements set forth in Article 11 of Title 23, California Code of Regulations. The major elements of such an investigation are summarized in the attached **Appendix A**. The major elements of the guidelines include, but are not limited to, the following:

- o At least one ground water monitoring well must be installed within 10 feet of the gasoline tank pit, oriented in the confirmed downgradient direction relative to ground water flow. The ground water gradient for a given site is to be determined by data derived from three wells placed in a triangular form (Ground water gradient information may often be derived from previous work conducted on neighboring sites). During the installation of these wells soil samples are to be collected at 5-foot depth intervals and any significant changes in lithology until ground water is reached.
- o Subsequent to the installation of the monitoring wells, these wells must be surveyed to an established benchmark, with an accuracy of 0.01 foot. Additionally, ground water elevations are to be measured monthly for 12 consecutive months and then quarterly thereafter. Groundwater samples are to be collected and analyzed quarterly. Both soil and groundwater samples must be analyzed for the appropriate fuel contaminants listed in Table 2 of the RWQCB's Staff Recommendations for the Initial Evaluation and Investigation of Underground Tanks.

In order to proceed with a site investigation, you should obtain professional services of a reputable environmental consultant. Your responsibility is to have the consultant submit for review a PSA proposal outlining planned activities pertinent to meeting the criteria broadly outlined in this letter and the attached Appendix A.

This Department will oversee the assessment and remediation of your site. Our oversight will include the review of and comment on work proposals and technical guidance on appropriate investigative approaches and monitoring schedules. The issuance of well drilling

Ms. Nancy Goldstein
RE: 16450 Kent St.
June 17, 1992
Page 3 of 4

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 groundwater.

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

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

- o Details and results of all work performed during the designated period of time: 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, tabulations of free product thicknesses and dissolved fractions, etc.
- o Status of groundwater contamination characterization
- o Interpretation of results: water level contour maps showing gradients, free and dissolved product plume definition maps for each target component, geologic cross sections, etc.
- o Recommendations or plans for additional investigative work of remediation

All reports and proposals must be submitted under seal of a California-Registered Geologist, -Certified Engineering Geologist, or -Registered Civil Engineer. Please include a statement of qualifications for each lead professional involved with this project.

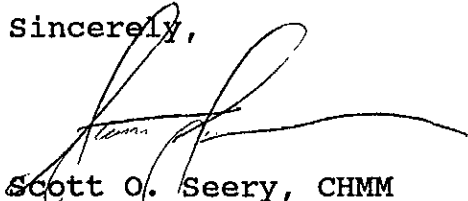
Ms. Nancy Goldstein
RE: 16450 Kent St.
June 17, 1992
Page 4 of 4

Please be advised that this is a formal request for technical reports pursuant to **California Water Code Section 13267 (b)**. Failure to respond or a late response will result in the referral of this case to RWQCB for enforcement action, possibly subjecting the responsible party to civil penalties to a maximum of \$1,000 per day. Any extensions of the stated deadlines, or modifications of the required tasks, must be confirmed in writing by either this agency or RWQCB.

The need for any follow-up investigative or remedial actions at this site will be based upon the data derived from the initial investigations.

If you have any questions or comments, please contact Juliet Shin at (510) 271-4320.

Sincerely,



Scott O. Seery, CHMM
Senior Hazardous Materials Specialist

Attachment

cc: Richard Hiett, RWQCB

Richard Quarante, Alameda Fire Dept.

Mark Thompson, Alameda County District Attorney's Office

Edgar Howell-File (JS)

DATE: 3/6/92
TO : Local Oversight Program
FROM: RON OWCARZ
SUBJ: Transfer of Eligible Oversight Case

Site name: PLANTS UNLIMITED
Address: 16450 Kent St, Al City San Lorenzo Zip 94580
Closure plan attached? Y N DepRef remaining \$0 they owe \$215.75
DepRef Project # 1000 STID #(if any) 3761
Number of Tanks: 2 removed? Y N Date of removal 7/31/90
Leak Report filed? Y N Date of Discovery 7/31/90?
Samples received? Y N Contamination: soil + water?
Petroleum Y N Types: Avgas Jet leaded unleaded Diesel
fuel oil waste oil kerosene solvents
Monitoring wells on site 0 Monitoring schedule? Y N

Briefly describe the following:

Preliminary Assessment NA
Remedial Action soil excavation + removal
Post Remedial Action Monitoring none yet
Enforcement Action letter sent 5/7/91 requesting work plan for groundwater investigations
Comments: No CLR form in file. Owner has one water well on property and can't afford to put in others at this time. Also dep/ref account has been drained they owe us \$215.75.

Dream Ride Limousine Service
Oakland, CA 94610
Mr. L. Hue Crosby
Page 2 of 2
October 6, 1988

RECEIVED
DEC 07 1988
**HAZARDOUS MATERIALS/
WASTE PROGRAM**

- site history

2. Site Investigation

- site geology and hydrogeology
- definition of lateral and vertical extent of contamination including soil and groundwater
- evaluation of mitigation alternatives

3. Final Remedial Plan

- plans for the removal of soil contaminants and recovery of fuel product and removal of dissolved constituents from the groundwater
- details and time frame for implementing the various remedial phases

C. Submit \$600.00 Deposit For Health Agency Cost

The information requested, must be submitted to this office within fifteen (15) days, on or before October 25, 1988.

Should you have any questions concerning this matter, please contact, Mary Jo Meyers-Barnes, Hazardous Materials Specialist, at 271-4320.

Sincerely,

Rafat A. Shahid

Rafat A. Shahid, Chief,
Hazardous Materials Program

RAS:MJM-B:mnc

Enclosure (1)

cc: City of Oakland Fire
RWQCB

Gil Jensen, Alameda County District Attorney, Consumer & Environmental Protection Agency

Mary Jo Meyers-Barnes
Files



PLANTS
UNLIMITED INC.
THE INSIDE/OUT SHOP

91 JUN 18 AM 10: 15

C27 LICENSE #376944

May 21, 1991

Pam Evans
Department of Environmental Health
Hazardous Materials Program
80 Swan Way, Room 200
Oakland, Ca. 94621

Dear Pam,

Here is the letter that you requested concerning our under ground tanks.

To be perfectly frank, we can not believe that we now have to dig wells. After six months of trying to wrap up this nightmare and being understanding that you have a limited staff, there was never even an inkling that we would have to dig these wells. As a matter of fact on the second of May 1991, we had spoken and were having Scott Co. prepare the final closure papers. On the third of May all of a sudden you informed us that we were no where near closure do to your conversation with Richard Hiatt.

Six months ago, if we had an idea that we would need to dig wells, or if we knew that we should do further testing to strengthen our case (that in fact the contamination was contained to a small area), we would have been better prepared, financially as well as mentally to receive this information. To come back to us six months later and inform us of needing to dig wells is hardly practical, especially after you and I had spoken so frequently over the six months period.



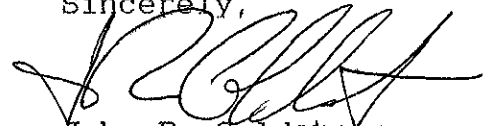
C27 LICENSE #376944

At this point, the pits are filled. We have put down new gravel and we do not have the funds to sink more money into the ground. Six months ago we had a credit line available to us and because we did not have an inkling that this was going to go any farther, we allowed it to go untapped. Since then the money that was available is no longer available.

We feel that since we were not even required to pull the tanks, being that we are zoned agricultural and were using these tanks for our farm machinery, your date of June 30, 1991 for us to file a work plan is ridiculous. All we wanted to do was what we felt was the environmentally sound thing to do by pulling the tanks and now we are being given a deadline which in our present position is quite unreasonable.

In conclusion, we are quite sure with all of the new information about what is required of us digging these wells that we would like to have until June 30, 1996 to file our work plan. In this way, we can regroup financially as well as mentally. If the economy and our financial situation changes sooner than that, then we will proceed with this project sooner. We would appreciate a response to our request as soon as possible, so that we can eliminate some of the mental anguish.

Sincerely,



John R. Goldstein
Vice President

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)

May 7, 1991

John Goldstein
Plants Unlimited
16450 Kent Av.
San Lorenzo CA 94580

RE: Groundwater Investigation Requirements

Dear Mr. Goldstein:

I am writing as a follow up to our recent telephone conversation during which we discussed the need for an investigation of groundwater contamination at your site. This work will be required for the following reasons:

1. Groundwater is shallow at your site.
2. Contamination was separated from groundwater by less than 20 feet.
3. Little is known about soil and groundwater conditions found at your site.
4. While sampling results indicate that contamination may have been localized, a hole was observed in the side of the tank when it was removed. It is impossible to say how long the hole existed and how long fuel was leaking from the tank at your site. Also, a limited number of soil samples were taken at your site, and a myriad of pathways exist by which leaked or spilled fuel could work its way from the tank through the soil.

You are required to investigate the full extent of petroleum contamination affecting groundwater at and beyond your site. **You must submit a work plan to this office by June 30, 1991.** The work plan must, at a minimum, address the items listed on Attachment 1 (enclosed). All work must be performed according to the guidelines found in the **Regional Board Staff Recommendations for Initial Evaluation and Investigation of Underground Tanks and the Leaking Underground Fuel Tank Manual.** Copies of these documents can be obtained from the RWQCB office in Oakland.

At a minimum, you must install three groundwater monitoring wells onsite. Wells must be sampled and samples chemically analyzed monthly for a minimum of three months. After three consecutive months of sampling, all monitoring wells must be sampled at least quarterly for a minimum of one year. You must monitor and chemically analyze for TPH as gasoline and BTEX components.

A groundwater gradient map must be developed for the site. A technical report must be submitted within three months of the

John Goldstein
Plants Unlimited
May 7, 1991
Page 2 of 2

time that the first sampling results are available. This report must present and interpret the information generated during the initial subsurface investigation. All reports and proposals must be signed by a qualified person as described in RWQCB guidelines. All proposals, reports, and analytical results pertaining to this investigation and site remediation must be sent to this office and to:

Richard Hiett
RWQCB
2101 Webster St., 4th Floor
Oakland CA 94612

I strongly recommend that you submit your work plan for review to this office **before** beginning work at the site.

Your original deposit for project oversight by this office has been exhausted. Please submit a check for \$350, payable to County of Alameda, in order to cover continued oversight costs. You may contact me with any questions at (415)271-4320.

Sincerely,



Pamela J. Evans
Hazardous Materials Specialist

Enclosure

c: Richard Hiett, RWQCB



PLANTS
UNLIMITED INC.
THE INSIDE/OUT SHOP

91 MAR 28 AM 10:55

C27 LICENSE #376944

March 26, 1991

Pam Evans
Alameda County Health Care Services
Department of Environmental Health
Hazardous Materials Division
80 Swan Way, Room 200
Oakland, Ca. 94621

Dear Pam,

Here is the letter that you requested, concerning our depth to ground water, plot of all wells (active as well as capped), and the history of the wells to the best of our knowledge. It is my understanding that Scott Co. has already submitted the summary of the depth of samples per our last phone conversation.

When we measured our 1 well that is not capped, we found that we were able reach water at 26' below ground level. I have enclosed a map that shows the locations of the 3 wells that are on the property and I have indicated that one that is still useable. As far as a history of the wells, well that is a little difficult to do as I have been unable to reach the prior owners of the property, but we do know that two of the wells have been out of commission since 1977. The one active well, we have only been using on occasion since we acquired this property in 1977.

Hopefully, this helps us to finalize the closure of these tanks and if you need anymore paper work or assistance, please don't hesitate to call me at 276-2384. Tanks again for all your help in this matter.

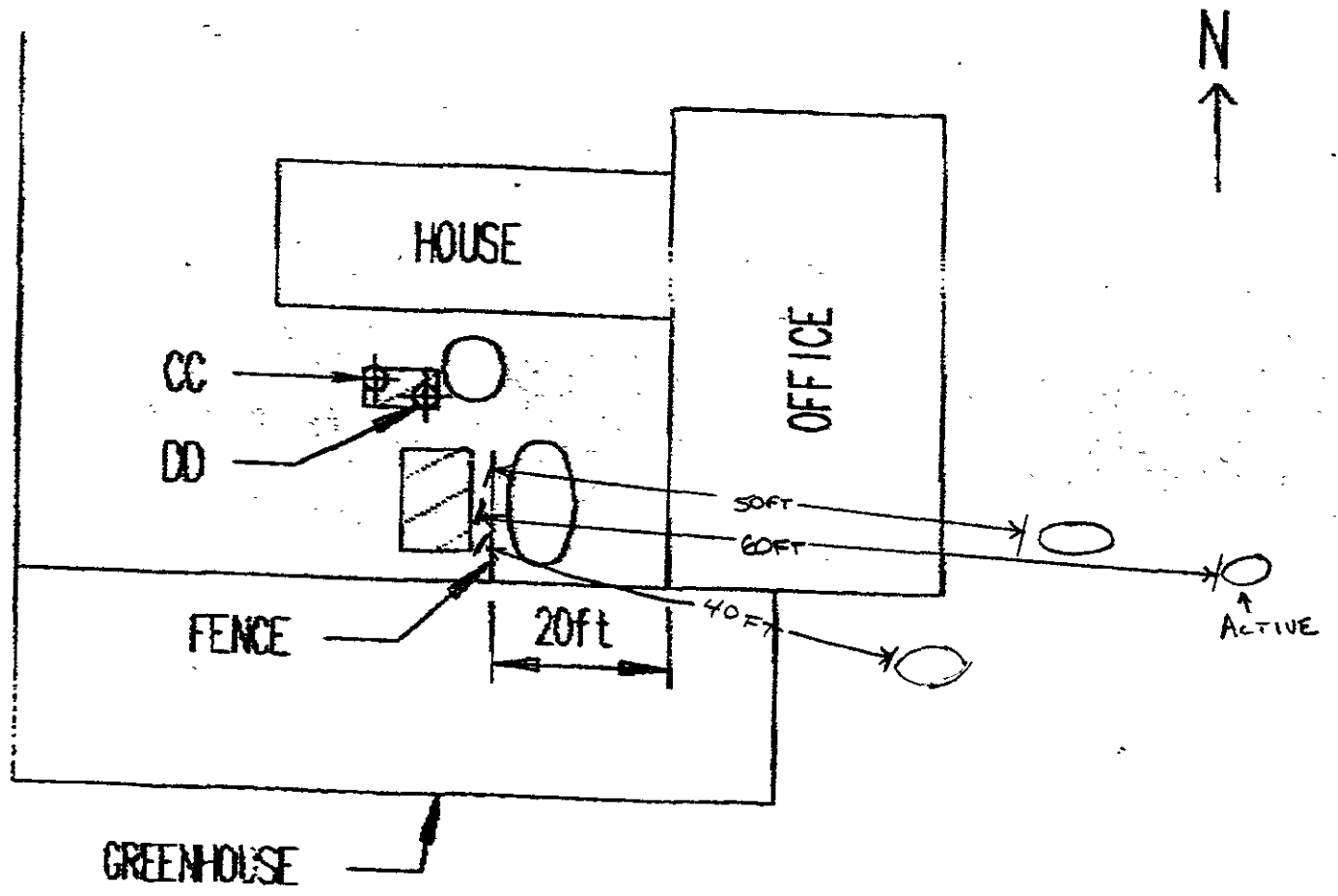
Sincerely,



John R. Goldstein

1704L 05
11

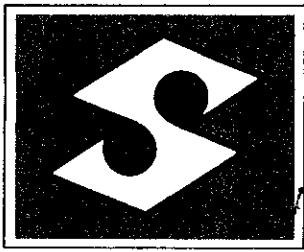
KENT AVENUE



PLANTS UNLIMITED (SCOTT CO.)
 16450 KENT AVENUE
 SAN LORENZO, CALIFORNIA

SLOG #: 1775
 DATE: 9/5/1990

W. E. S. T.
 1046 Olive Drive #3, Davis, CA 95616
 (916)753-9500 Drawn By:



PLANT PH12:28

SCOTT CO.

MECHANICAL CONTRACTORS
1919 Market Street
P.O. Box 12954
Oakland, California 94604
(415) 834-2333

Contractors License No. 184480

January 9, 1991

Alameda County Environmental Health
80 Swan Way, Room 200
Oakland, California 94621

Attention: Pam Evans

Please find enclosed the paperwork associated with the tank removals at Plants Unlimited, 16450 Kent Avenue, San Lorenzo, California.

In reference to your letter of September 17, 1990, please note the following. The soil from the stockpile was removed and disposed of, John Goldstein has that documentation. The excavated soils were sampled and results showed non-detectable levels of TPH as gasoline.

The localized area of contamination was removed during over excavation. The dense nature of the soils had kept the area of contamination to a minimum.

Mr. Goldstein has one productive and two inactive water wells on site. The productive well is sampled on an annual basis to insure purity. According to Mr. Goldstein, the water has never shown any indication of contamination.

Due to the localized nature of the contamination and its subsequent removal, we request that this site be closed and no further action be required.

Should you have any questions or requirements, please contact John Goldstein at Plants Unlimited, 276-2384, or Jay Groh at Scott Co., 834-2333.

Very truly yours,

SCOTT CO. OF CALIFORNIA

Jay Groh
Environmental Estimator

JG:jj

Enclosure



FACSIMILE

Date: 10/9/90

Number of Pages: 2

To: Fax: # 568-3706

Attention: Pam Evans

Company: ALAMEDA COUNTY HEALTH CARE SERVICES

Re: message: HERE IS OUR RECEIPT FOR DISPOSING OF OUR 6 YDS OF SOIL, THAT WAS CONTAMINATED WITH MOTOR OIL. THANKS AGAIN FOR ALL OF YOUR HELP.

From: JOHN
Fax: #415-276-2383

10-09/1990 14:31 FROM Plants Unlimited Inc TO 56837 P.02



ZANKER ROAD DISPOSAL AND RECYCLING CENTER
705 LOS ESTEROS ROAD, SAN JOSE, CA 95134
(408) 263-2383

October 8, 1990

11:27 a.m.

Tag# 262365

Auth 164
~~*3rd Credit*~~
Jug

CHECK RECEIPT - Number 10696

Special Waste 2 6 yards @ 30.00 = 180.00

AUTHORIZED SIGNATURE

J. Manuel Asencio

TRUCKING COMPANY

180.00

TERMS: All bills are due and payable by the 10th of the month following date of service. All delinquent accounts are subject to a 1½% Monthly Late Charge or 18% Per Annum or maximum lawful amount.

10-09/1990 14:28 TOTAL P.02 PAGE.002

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



September 17, 1990

John Goldstein
Plants Unlimited
16450 Kent Av.
San Lorenzo CA 94580

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

RE: Stockpiled Soil from Underground Tank Removal

Dear Mr. Goldstein:

This letter is a follow up to our telephone conversation today and addresses your questions concerning the following issues:

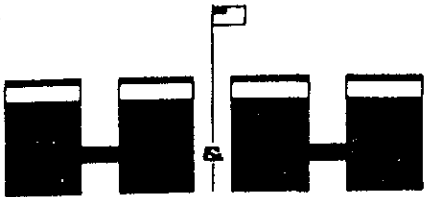
1. Soil from pile 2 (from former diesel pit) did not show contamination above action limits and may be used to refill the excavations.
2. Soil from pile 1 (from former gasoline tank) showed oil and grease contamination at 56 ppm. This level is too high to allow for immediate use of the soil as backfill. You may dispose of this soil at a sanitary landfill and must provide documentation of your disposal method to this department. This information must be submitted as part of your site closure report, due September 31, 1990.
3. Because high levels of TPH as gasoline were found in a localized area of the gasoline pit, you ordered further excavation and testing of the pit walls. Native soil samples did not show detectable levels after the second excavation. However, the TPH levels in the excavated soil must be characterized so that a disposal decision can be made. You stated today that this soil had been stored separately from other stockpiled soil and agreed to have it sampled. Please submit the sample results and disposal plans to this office.

As we discussed today, any additional requirements by this office would be based on Scott Company's final report. In the meantime, you may call me with any questions at 271-4320.

Sincerely,

Pamela J. Evans
Hazardous Materials Specialist

c: Richard Hiett, Regional Water Quality Control Board
Jay Groh, Scott Company



ENVIRONMENTAL SERVICES
 (DIVISION OF H&H SHIP SERVICE CO., INC.)

CERTIFICATE OF DISPOSAL

AUGUST 03, 1990

H & H Ship Service Company hereby certifies to SCOTT COMPANY
 that:


1. The storage tank(s), size(s) 1-1,500 GALS. AND 1-280 GALS.

removed from the PLANTS UNLIMITED
 facility at 16450 KENT AVENUE
SAN LORENZO, CALIFORNIA

were transported to H & H Ship Service Company, 220 China Basin St.,
 San Francisco, California 94107.

2. The following tank(s), H & H Job Number 5145
 have been steamed cleaned, cut with approximately 2' X 2' holes,
 rendered harmless and disposed of as scrap metal.
3. Disposal site: LEVIN METALS CORPORATION, RICHMOND, CALIFORNIA.
4. The foregoing method of destruction/disposal is suitable for the
 materials involved, and fully complies with all applicable
 regulatory and permit requirements.
5. Should you require further information, please call
 (415) 543-4835.

Very Truly Yours,


 Cleveland Valrey
 Operations Coordinator

220 CHINA BASIN, SAN FRANCISCO, CA 94107 • DAY AND NIGHT: 543-4835



WATER RESOURCES CONTROL BOARD
DIVISION OF WATER QUALITY - UST CLEANUP PROGRAM
SITE SPECIFIC QUARTERLY REPORT
01/01/92 THROUGH 03/31/92

AGENCY # : 10000 SOURCE OF FUNDS: F SUBSTANCE: 12034
StID : 3761
SITE NAME: Plants Unlimited DATE REPORTED : 07/31/90
ADDRESS : 16450 Kent St. DATE CONFIRMED: 07/01/90
CITY/ZIP : San Lorenzo 94580 MULTIPLE RPs : N

SITE STATUS

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

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

RESPONSIBLE PARTY INFORMATION

RP#1-CONTACT NAME: John Goldstein
COMPANY NAME: Kuramoto Nursery
ADDRESS: 16450 Kent Ave
CITY/STATE: San Lorenzo, C A 94580

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 Inspection Form

III, III

Site ID # _____ Site Name Plants Unlimited Today's Date 7/31/90

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)

Site Address 16450 Kent

City San Lorenzo Zip 94580 Phone 276-2384

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

Inspection Categories:

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

II.B ACUTELY HAZ. MAT'LS

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

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

Comments: Note: diesel tank was kept full for several years but never used. 1,500 gal diesel & 280 gal gasoline tanks were removed today. No visible holes on either tank* except for gouge caused today by backhoe. Some rusted spots on large tank. No apparent contamination in either tank pit.

Sampler taken as follows: by Arthur Muir of W.E.S.T. - 2 from diesel tank pit - 1 from either end of former ~~pit~~ tank.

Removed soil ≈ 11 cubic yards - 1 soil sample taken - 1 from gasoline tank pit - middle of former tank resting place.

Removed soil ≈ 5 yd³ - 1 soil sample taken

* - 1 sidewall sample in area of small hole in gas tank

Manifest info - Generators - CAC 0005 03032 | S. end of tank | ~7 1/2" from bottom of tank
 " # _____ → 902 81146

Handled by H&H to their peninsula facility. Forward sampling results to my office within 60 days. Do not back fill until stock pile + tank pit sample results have been forwarded to me.

III. UNDERGROUND TANKS (Title 23)

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

- Monitoring for Existing Tanks
- ___ 6. Method
 - 1) Monthly Test
 - 2) Daily Vadose Semi-annual groundwater One time sols
 - 3) Daily Vadose One time sols Annual tank test
 - 4) Monthly Groundwater One time sols
 - 5) Daily Inventory Annual tank testing Cont pipe leak det Vadose/groundwater mon.
 - 6) Daily Inventory Annual tank testing Cont pipe leak det
 - 7) Weekly Tank Gauge Annual tank testing
 - 8) Annual Tank Testing Daily Inventory
 - 9) Other _____

Noticed later →

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

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

Rev 8/88

Contact: John R. Goldstein

Title: _____

Signature: [Signature]

Also present: Arthur Muir of WEST - sampler
 Jim Kneeland w/ Eden Fire
 John + Nancy Goldstein - property owners
 Jay Groh w/ Scott Co.

Inspector: Camela J. Evans

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

UNIFORM HAZARDOUS WASTE MANIFEST		1. Generator's US EPA ID No. CAC000029371300001		Manifest Document No. 1		2. Page 1 of 1		Information in the shaded areas is not required by Federal law.					
3. Generator's Name and Mailing Address PLANTS UNLIMITED 16450 Kent Avenue, San Lorenzo, CA 94580						A. State Manifest Document Number 90281146							
4. Generator's Phone (415) 276-2384						B. State Generator's ID							
6. Transporter 1 Company Name H & H Ship Service Company						C. State Transporter's ID 103588							
7. Transporter 2 Company Name						D. Transporter's Phone (415) 543-4835							
6. US EPA ID Number CAD004771168						E. State Transporter's ID							
8. US EPA ID Number						F. Transporter's Phone							
9. Designated Facility Name and Site Address H & H Ship Service Company 220 China Basin Street San Francisco, CA 94107						G. State Facility's ID CAD004771168							
10. US EPA ID Number CAD004771168						H. Facility's Phone (415) 543-4835							
11. US DOT Description (Including Proper Shipping Name, Hazard Class, and ID Number)						12. Containers		13. Total Quantity		14. Unit Wt/Vol		1. Waste No.	
						No. Type		Quantity		Wt/Vol		State EPA/Other	
a. RESIDUE DIESEL TANK NON-RCRA HAZARDOUS WASTE						0 0 1 T P		0 1 5 10 10		P		State 512 EPA/Other	
b. RESIDUE GASOLINE TANK NON-RCRA HAZARDOUS WASTE						0 0 1 T P		0 10 12 18 10		P		State 512 EPA/Other	
c.												State EPA/Other	
d.												State EPA/Other	
J. Additional Descriptions for Materials Listed Above Pumped out 1500 gals. and 280 gals. tanks last containing diesel and gasoline. tanks inerted with dry ice for transport.						K. Handling Codes for Wastes Listed Above a. 01 b. 01 c. d.							
15. Special Handling Instructions and Additional Information JOB #5148 APPROPRIATE PROTECTIVE CLOTHING AND RESPIRATOR.													
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 JOHN R. GOLOSTIN						Signature <i>[Signature]</i>						Month Day Year 10 17 13 11 19 10	
17. Transporter 1 Acknowledgement of Receipt of Materials Printed/Typed Name WAYMON McDONALD						Signature <i>[Signature]</i>						Month Day Year 10 17 13 11 19 10	
18. Transporter 2 Acknowledgement of Receipt of Materials Printed/Typed Name						Signature						Month Day Year	
19. Discrepancy Indication Space GENERATOR'S US EPA ID NO. SHOULD BE: CAC000503002													
20. Facility Owner or Operator Certification of receipt of hazardous materials covered by this manifest except as noted in item 19. Printed/Typed Name Cleveland Vamey						Signature <i>[Signature]</i>						Month Day Year 10 13 19 10	

Do Not Write Below This Line



EDEN CONSOLIDATED FIRE PROTECTION DISTRICT

427 PASEO GRANDE • SAN LORENZO, CALIFORNIA 94580
(415) 670-5853

FIRE PERMIT

NO: 900730

ISSUE DATE
7-31-90

EXPIRATION DATE
8-2-90

NAME OF BUSINESS

Plants Unlimited

BUSINESS ADDRESS

16450 Kent Ave., San Lorenzo 276-2385

THE BUSINESS (AND ITS LOCATION, LISTED ABOVE) PURSUANT TO THE PROVISIONS OF THE ALAMEDA COUNTY FIRE CODE, HAVING MADE APPLICATION IN DUE FORM AND BEING IN COMPLIANCE WITH APPLICABLE CODES, AND ORDINANCES, IS HEREBY GRANTED PERMISSION FOR THE FOLLOWING TYPES OF OPERATIONS:

Removal of 2 underground fuel storage tanks by the Scott Co.

One - 1500 Diesel tank and one - 280 Gasoline tank.

UPON ACCEPTANCE OF THIS PERMIT, THE PERMITTEE AGREES TO COMPLY WITH ALL ORDINANCE PROVISIONS NOW ADOPTED OR THAT MAY BE HEREAFTER ADOPTED.

**THIS PERMIT MUST BE KEPT ON
THE PREMISES AT ALL TIMES**

FIRE PREVENTION BUREAU

James R. Fedward

ENTER ITEM NUMBER DESCRIPTION FIRE CODE ARTICLE NO.

ITEM NO.	DESCRIPTION	FIRE CODE ARTICLE NO.
18	FLAMMABLE OR COMBUSTIONABLE TANKS	79
COMMENTS REMOVE & DISPOSE (1) 280g. gasoline & (1) 1500g. diesel tank		

NOTE

Once issued, this Permit must be kept on the premises, and shall not take the place of any License required by law. Permits must be renewed on or before the expiration date, and shall not be transferable and any change in use, occupancy, operation, or ownership shall require a new Permit. Upon acceptance of a Permit, the Permittee agrees to comply with all Ordinance provisions now adopted or that may be hereafter adopted.

SIGNATURE OF APPLICANT

Michael Schweckert-Stary, Scott Co. of Calif.

DATE

27 July 90

DO NOT FILL IN BELOW — FOR FIRE DEPARTMENT USE ONLY

PERMIT NUMBER	EXPIRATION DATE	PERMIT APPROVED	PERMIT DENIED
900730	8-2-90	<input checked="" type="checkbox"/>	<input type="checkbox"/>
COMMENTS:			
PERMIT ISSUED BY		DATE	
<i>James R. Fedward</i>		7-30-90	

ACORD CERTIFICATE OF INSURANCE

ISSUE DATE (MM/DD/YY)
5/17/90

AGENCY BROKER

1sc

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.

CORROON & BLACK
50 CALIFORNIA STREET
SAN FRANCISCO, CA 94111
TEL: (415) 981-0600

COMPANIES AFFORDING COVERAGE

COMPANY LETTER	A	Argonaut Insurance Company
COMPANY LETTER	B	
COMPANY LETTER	C	
COMPANY LETTER	D	
COMPANY LETTER	E	

CODE SUB-CODE

INSURED
The Scott Companies, Inc.
Scott Company of California
1919 Market Street
Oakland, CA 94607

AVERAGES
THIS IS TO CERTIFY THAT 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.
This is an Amended Certificate

TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	ALL LIMITS IN THOUSANDS	
				EACH OCCURRENCE	AGGREGATE
GENERAL LIABILITY X COMMERCIAL GENERAL LIABILITY CLAIMS MADE X OCCUR OWNER'S & CONTRACTORS PROT.	LC 76-502 210969	5/1/90	5/1/91	GENERAL AGGREGATE \$ 2,000 PRODUCTS-COMP/OPS AGGREGATE \$ 1,000 PERSONAL & ADVERTISING INJURY \$ 1,000 EACH OCCURRENCE \$ 1,000 FIRE DAMAGE (Any one fire) \$ 50 MEDICAL EXPENSE (Any one person) \$ 5	
AUTOMOBILE LIABILITY X ANY AUTO ALL OWNED AUTOS SCHEDULED AUTOS X HIRED AUTOS X NON-OWNED AUTOS GARAGE LIABILITY	CA 76-502 210970	5/1/90	5/1/91	OSL \$ 1,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE \$	
EXCESS LIABILITY OTHER THAN UMBRELLA FORM				STATUTORY CA \$ 1,000 (EACH ACCIDENT) \$ 1,000 (DISEASE-POLICY LIMIT) \$ 1,000 (DISEASE-EACH EMPLOYEE)	
WORKERS' COMPENSATION AND EMPLOYERS' LIABILITY	WC 76-502 210968	5/1/90	5/1/91		
OTHER					

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/RESTRICTIONS/SPECIAL ITEMS
All Operations performed by or for the Named Insured for the Certificate Holder

CERTIFICATE HOLDER
Alameda County Health Dept.
80 Swan Way Room 200
Oakland, CA 94621

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
OF CORROON & BLACK
Jesse Gately

Pam Evans

ALAMEDA COUNTY HEALTH CARE SERVICES AGENCY
DEPARTMENT OF ENVIRONMENTAL HEALTH
HAZARDOUS MATERIALS DIVISION

80 SWAN WAY, ROOM 200
OAKLAND, CA 94621
PHONE NO. 415/271-4320

ACCEPTED
DEPARTMENT OF ENVIRONMENTAL HEALTH
470 - 27th Street, Third Floor
Oakland, CA 94612
Telephone: (415) 274-7237

These plans have been reviewed and found to be acceptable and essentially meet the requirements of State and local health laws. Changes in plans accepted by the Department are to assure compliance with State and local laws. The project preparator is hereby notified for issuance of any permit and audit for its construction. One copy of these accepted plans must be submitted to all contractors and craftsmen involved in the removal.

Any change or alterations of these plans and specifications must be submitted to this Department and to the 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.

THIS IS A FINAL ACTION

PE 6-26-90

UNDERGROUND TANK CLOSURE/MODIFICATION PLANS

1. Business Name Plants Unlimited
Business Owner Plants Unlimited (Nancy Goldstein)
2. Site Address 16450 Kent
City San Lorenzo Zip 94580 Phone (415)276-2384
3. Mailing Address 16450 Kent
City San Lorenzo Zip 94580 Phone (415)276-2384
4. Land Owner Nancy B. Goldstein, Trust
Address 16450 Kent San Lorenzo City, State CA Zip 94580
5. EPA I.D. No. CAC-00028371
6. Contractor Scott Company of California
Address 1919 Market Street
City Oakland, CA. 94607 Phone (415)834-2333
License Type A-Gen. Eng. ID# 184480
7. Consultant N/A
Address N/A
City N/A Phone N/A

568800
5/29/90
558.7

8. Contact Person for Investigation

Name Nancy Goldstein Title Owner

Phone (415)276-2384

9. Total No. of Tanks at facility 2

10. Have permit applications for all tanks been submitted to this office? Yes [X] No []

11. State Registered Hazardous Waste Transporters/Facilities

a) Product/Waste Tranporter

Name N/A EPA I.D. No. N/A

Address N/A

City N/A State N/A Zip N/A

b) Rinsate Transporter

Name Hydro Chem EPA I.D. No. DOSH# 1208

Address Hunters Point Shipyard

City San Francisco State CA Zip 94124

c) Tank Transporter

Name H&H Environmental Services EPA I.D. No. CAD-00477168

Address 220 China Basin Street

City San Francisco State CA Zip 94107

d) Tank Disposal Site

Name H&H Environmental Services EPA I.D. No. CAD-00477168

Address 220 China Basin Street

City San Francisco State CA Zip 94107

e) Contaminated Soil Transporter

Name N/A EPA I.D. No. N/A

Address N/A

City N/A State N/A Zip N/A

12. Sample Collector

Name Scott Company - Ray Rodda or Tony Gabrielli

Company West Labs

Address 1046 Olive Drive, Suite 3

City Davis State CA Zip 95616 Phone (916)735-9500

13. Sampling Information for each tank or area

Tank or Area		Material sampled	Location & Depth
Capacity	Historic Contents (past 5 years)		
1,500	Diesel	soil	Below Tank: 1 sample at each end of the tank and trench sampling if needed.
280	Gasoline	soil	(Same as above)

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

If yes, describe. N/A

15. NFPA methods used for rendering tank inert? Yes [X] No []

If yes, describe. Triple rinse 15% dry ice. Explosion meter

on site. 15 lbs/1,000 gals.

An explosion proof combustible gas meter shall be used to verify tank inertness.

16. Laboratories

Name Western Environmental Science & Technology

Address 1046 Olive Drive, Suite 3

City Davis State CA Zip 95616

State Certification No. 340

17. Chemical Methods to be used for Analyzing Samples

Contaminant Sought	EPA, DHS, or Other Sample Preparation Method Number	EPA, DHS, or Other Analysis Number
Diesel	Test for BTX. Prep by Sonication. Analysis by DHS 8015 & 8020 Preparation #503 (EPA)	EPA 80-15g Modified an. 80-20
Gasoline	BTX & E EPA Method 8020 or 8240 TPH-G GCFID per DHS Method. TEL (lead) DHS Method as described in Regional Board LUFT Manual	(Same as above)

18. Submit Site Safety Plan

19. Workman's Compensation: Yes No

Copy of Certificate enclosed? Yes No

Name of Insurer Argonaut Insurance Company

20. Plot Plan submitted? Yes No

21. Deposit enclosed? Yes No

22. Please forward to this office the following information within 60 days after receipt of sample results.

- a) Chain of Custody Sheets
- b) Original Signed Laboratory Reports
- c) TSD to Generator copies of wastes shipped and received
- d) Attachment A summarizing laboratory results

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 and safety.

I will notify the Department of Environmental Health at least two (2) working days (48 hours) after approval of this closure plan in advance to schedule any required inspections. 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.

Signature of Contractor

Name (please type) Jay Groh

Signature Jay Groh

Date 22 May 90

Signature of Site Owner or Operator

Name (please type) Nancy Goldstein

Signature Nancy Goldstein

Date 22 May 90

ACORD CERTIFICATE OF INSURANCE

ISSUE DATE (MM/DD/YY)
5/17/90

ACORD BROKER

/sc

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.

CORROON & BLACK
50 CALIFORNIA STREET
SAN FRANCISCO, CA 94111
TEL: (415) 981-0600

COMPANIES AFFORDING COVERAGE

COMPANY LETTER	A	Argonaut Insurance Company
COMPANY LETTER	B	
COMPANY LETTER	C	
COMPANY LETTER	D	
COMPANY LETTER	E	

CODE SUB-CODE

INSURED

The Scott Companies, Inc.
Scott Company of California
1919 Market Street
Oakland, CA 94607

COVERAGES

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CO TR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	ALL LIMITS IN THOUSANDS	
	GENERAL LIABILITY				GENERAL AGGREGATE	\$ 2,000
A	X COMMERCIAL GENERAL LIABILITY				PRODUCTS-COMP/OPS AGGREGATE	\$ 2,000
	CLAIMS MADE X OCCUR	LC 76-502 210969	5/1/90	5/1/91	PERSONAL & ADVERTISING INJURY	\$ 2,000
	OWNER'S & CONTRACTORS PROT.				EACH OCCURRENCE	\$ 1,000
					FIRE DAMAGE (Any one fire)	\$ 50
					MEDICAL EXPENSE (Any one person)	\$ 5
	AUTOMOBILE LIABILITY				CGL	\$ 1,000
A	X ANY AUTO	CA 76-502 210970	5/1/90	5/1/91	BODILY INJURY (Per person)	\$
	ALL OWNED AUTOS				BODILY INJURY (Per accident)	\$
	X HIRED AUTOS				PROPERTY DAMAGE	\$
	X NON-OWNED AUTOS				EACH OCCURRENCE	\$
	GARAGE LIABILITY				AGGREGATE	\$
	EXCESS LIABILITY				STATUTORY CA	
	OTHER THAN UMBRELLA FORM					
A	WORKERS' COMPENSATION AND EMPLOYERS' LIABILITY	WC 76-502 210968	5/1/90	5/1/91	\$ 1,000 (EACH ACCIDENT)	
					\$ 1,000 (DISEASE-POLICY LIMIT)	
					\$ 1,000 (DISEASE-EACH EMPLOYEE)	
	OTHER					

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

All Operations performed by or for the Named Insured for the Certificate Holder

CERTIFICATE HOLDER

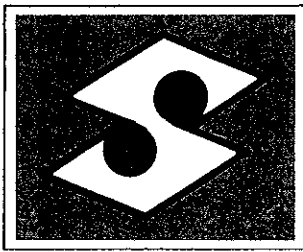
Alameda County Health Dept.
80 Swan Way Room 200
Oakland, CA 94621

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
OF CORROON & BLACK

John Gately



SCOTT CO.

MECHANICAL CONTRACTORS
1919 Market Street
P.O. Box 12954
Oakland, California 94604
(415) 834-2333

Contractors License No. 184480

*FAX - 763-0106
Safety Plan Requirements
faxed 5-30-90*

SAFETY PLAN

**TANK REMOVAL AT 16450 KENT
SAN LEANDRO, CALIFORNIA 94580**

General Contractor: Scott Co. of California
1919 Market Street
Oakland, California 94607

Project Manager: Jay Groh

On Site Coordinator: Ray Rodda

Mr. Rodda will have in his possession two A:B:C: rated fire extinguishers and Type C protective clothing. Also, he will have a first aid kit and telephone numbers of all emergency personnel. He will have respirators, which will be at everyone's disposal.

The explosive meter that can detect the level of oxygen and hydrocarbon will be supplied by the contractor and operated by Mr. Rodda. After the tank has been triple rinsed, dry ice will be applied to 15% of the tank's volume.

If any questions should arise in reference to this safety plan, please contact Jay Groh at (415) 834-2333, extension 3379.

JG:jj
safety.pln

PLANTS UNLIMITED
16450 KENT AVE.

BLDG.

500 g.
TANK

1500 g.
TANK

DRIVEWAY-
PARKING

NURSERY
TREES



KENT

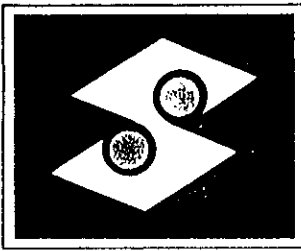
AVENUE

164 TH AVE.



NOT TO SCALE

5.23.90



SCOTT CO.

MECHANICAL CONTRACTORS
1919 Market Street
P.O. Box 12954
Oakland, California 94604
(415) 834-2333

Contractors License No. 184480

SAFETY PLAN

TANK REMOVAL AT PLANTS UNLIMITED
16450 KENT, SAN LORENZO, CALIFORNIA 94580

General Contractor: Scott Co. of California
1919 Market Street
Oakland, California 94607

Project Manager: Jay Groh

Site Safety Coordinator: Ray Rodda

Alternates: Bill McCarthy; Tony Gabrielli

Mr. Rodda will have in his possession two A:B:C: rated fire extinguishers and Type C protective clothing. Also, he will have a first aid kit and telephone numbers of all emergency personnel. He will have respirators, which will be at everyone's disposal.

The explosive meter that can detect the level of oxygen and hydrocarbon will be supplied by the contractor and operated by Mr. Rodda. After the tank has been triple rinsed, dry ice will be applied to 15% of the tank's volume.

All Scott Co. Environmental personnel have received 40 hours of OSHA Training, thus providing them with the knowledge and skills necessary to perform hazardous waste operations with minimal risk to their safety and health.

Scott Co. has a policy in which all State certified Environmental personnel are required to have annual physicals to certify them for use of respirators. These records are maintained in our office.

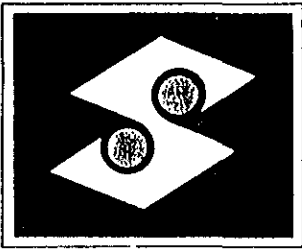
The site will be controlled to reduce the possibility of environmental incidents involving hazardous substances by:

- Setting up security and physical barriers to exclude unnecessary personnel from the general area, and
- minimizing the number of personnel and equipment on-site consistent with effective operations.

All tools used at the underground storage tank removal are cleaned on site by tapping and/or scrapping excess dirt and/or petroleum product onto the spoils pile.

If any questions should arise in reference to this safety plan, please contact Jay Groh at (415) 834-2333, extension 3379.

MSS:jnj
safety.pln



SCOTT CO.

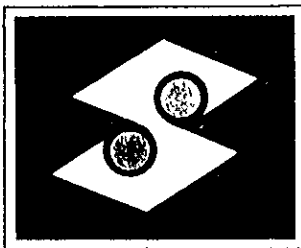
MECHANICAL CONTRACTORS
1919 Market Street
P.O. Box 12954
Oakland, California 94604
(415) 834-2333

Contractors License No. 184480

SCOTT CO.
SAFETY & HEALTH RISK ANALYSIS

Mechanical Hazards	<u> X </u>
Electrical Hazards	<u> </u>
Chemical Hazards	<u> </u>
Temperature Hazards	<u> + </u>
Acoustical Hazards	<u> + </u>
Confined Space Hazards	<u> + </u>
Radiation Hazards	<u> </u>
Bio Hazards	<u> </u>

Should any of the above hazards exist, the following procedures to mitigate hazards will take effect.



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MECHANICAL HAZARDS

- Do not stand near backhoe buckets and earth moving equipment.
- Verify that all equipment is in good condition.
- Do not stand or walk under elevated loads of ladders.
- Do not stand near unguarded excavation and trenches.
- Do not enter excavation or trenches over 5 feet deep that are not properly guarded, shored, or sloped.
- Consult DHSO if other mechanical hazards exist.

TEMPERATURE HAZARDS

Heat Stress

- When temperature exceeds 70°F, take frequent breaks in shaded area. Unzip or remove coveralls during breaks. Have cool water or electrolyte replenishment solution available. Drink small amounts frequently to avoid dehydration. Count the pulse rate for 30 seconds as early as possible in the rest period. If the pulse rate exceeds 110 beats per minute at the beginning of the rest period, shorten the work cycle by one-third.

Cold Stress

- Wear multilayer cold weather outfits. The outer layer should be of wind resistant fabric.
- 0° to -30°F total work time is 4 hours. Alternate 1 hour in and 1 hour out of the low-temperature area. Below -30°F, consult industrial hygienist.
- Drink warm fluid. Provide warm shelter for resting. Use buddy system. Avoid heavy sweating.

ACOUSTICAL HAZARDS

- Use earplugs or earmuffs when noise level prevents conversation in normal voice at distance of three feet.

O₂ DEFICIENCY - CONFINED SPACE HAZARDS

Confined spaces include trenches, pits, sumps, elevator shafts, tunnels, or any other area where circulation of fresh air is restricted or ability to readily escape from the area is restricted. Consult DHSO and Corporate Health and Safety Policy prior to entering confined space.

- Obtain permit for confined space entry.
- At least one person must be on standby outside the confined space who is capable of pulling workers from confined space in an emergency.
- Work involving the use of flame, arc, spark, or other source of ignition is prohibited within a confined space.

IN CASE OF EMERGENCY,

CALL HUMANA HOSPITAL

357-6500

ASK FOR
EMERGENCY
ROOM

PLANTS UNLIMITED
16450 KENT
(JOB SITE)

KENT

