

R03156



**Oakland Fire Department / Fire Prevention Bureau
Certified Unified Program Agency (CUPA)**

250 Frank Ogawa Plaza, Suite 3341

Phone: (510)238-3927 Fax: (510) 238- 6739

Website: www.oaklandnet.com

Hazardous Materials Program

Request for Agency Oversight UST/SLIC Site

AGENCY OVERSIGHT INFORMATION

Inspector Date	Casear Avila December 30 2014
Agency	Alameda County Environmental Health, 1131 Harbor Bay Parkway, Alameda, CA 94502
Attention	LOP/SLIC Program Manager

SECTION 1

APPLICANT / PRIMARY CONTACT INFORMATION:

<u>Applicant Name:</u>	Naishi Bros. Nursery
<u>Point of Contact Name:</u>	CHRIS Naishi
<u>E-mail Address:</u>	
<u>Phone:</u>	650-325-3216
<u>Contractor/Consultant Firm Information</u>	<p><u>Firm Name:</u> Environmental Restoration Services</p> <p><u>Point of Contact Name:</u> Ben Halstad</p> <p><u>E-mail address:</u> ben@envirast.com</p> <p><u>Phone:</u> 510 408-655-9434</p> <p><u>Address, City County, Zip</u> PO Box, 2006 Menlo Park CA, 94026</p>
<u>Oversight Agency</u>	



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Primary Point of Contact for this Site:	Current Owner Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Operator Yes <input type="checkbox"/> No <input type="checkbox"/> Developer Yes <input type="checkbox"/> No <input type="checkbox"/> Owner Representative Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
---	--

SITE INFORMATION

Underground Storage Tank

USTs removed? <input checked="" type="checkbox"/> Date removed: 11-25-14	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Were contents in the tank prior to removal? Contents (check): gasoline <input type="checkbox"/> diesel <input checked="" type="checkbox"/> waste oil <input type="checkbox"/> heating oil x Solvents <input type="checkbox"/> kerosene <input type="checkbox"/> stoddard solvent <input type="checkbox"/> other (specify) <input type="checkbox"/> _____	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Observations of system (holes, leaks)? Describe; Tank rusted, hole observed at the bottom of tank. Observed corrosion and one hole under tank.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Observed contamination (free product, smell, soil/water discoloration)?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Detectable concentrations of soil and/or groundwater contamination? o Highest Concentration Detected in Soil Contaminant (specify) Ethylbenzene Concentration 1000 ppm 0.8 kg o Highest Concentration Detected in Water Contaminant (specify) _____ Concentration _____ ppb	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Unauthorized Release Form filed? Date: 12-8-2014	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Future intended use if known? Specify: Residential	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>



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NON-UST	
Former industrial use? If Yes Describe: Nursery	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
 Detectable concentrations of soil and/or groundwater contamination? o Highest Concentration Detected in Soil Contaminant (specify) _____ Concentration _____ ppm o Highest Concentration Detected in Water Contaminant (specify) _____ Concentration _____ ppb 	 Yes <input type="checkbox"/> No <input type="checkbox"/>
Future intended use if known? If Yes Specify Residential	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
If available, attach pertinent reports	

Transferred as: LOP SLIC

Level of Update requested: x distribution list all meetings all site visits x closure sign off all the above

Transfer requested by Inspector: C. Fowler Date: **12-25-14**

Transfer accepted by (ACEH): _____ Date: _____

Environmental Restoration Services

Site Investigations * Fuel Tank Closures and Installations * Site Remediation * Regulatory Reporting

UNDERGROUND TANK TECHNICAL CLOSURE REPORT

Client name: Neishi Bros. Nursery

Mailing address: 357 105th Ave.
Oakland, CA 94603

Job Site address: 357-359 105th Ave., Oakland

Removal date: 11-25-14 EPA # CAC002792327

ERS supervisor: Ben Halsted

Transporter Product : Maximum Oil Service
EPA # : CAL000188867
Telephone # : 888-609-2629

Product destination : Riverbank Oil Transfer
EPA # : CAL000190816
Address : 5300 Claus Rd.
Riverbank, CA 95367
Telephone # : 209-863-8181
Manifest # : 010510577 JJK

Tank transporter : ERS
EPA # : Non-Haz
Mailing address : PO Box 2006.
Menlo Park, CA 94026

Tank Destination : Alco Iron & Metal
EPA # : Non-Haz
TSD # : Non-Haz
Address : 2333 Eden Rd.,
San Leandro, CA 94577
Telephone : 510-562-1107
Manifest # : Non-Haz (see Closure Cert.).

Inspector : Cesar Avila Date: 11-25-14
Agency : Oakland Fire Time: 9:00am

Did inspector grant permission to remove tank? yes
Did inspector specify soil sample locations? yes
Did inspector specify analysis required? yes

\
PO Box 2006 *Menlo Park California 94026 *Phone 408/655-9434 * Ben@envirest.com

Tests required EPA Method 8260B Fuel Scan + TPH/gasoline
 EPA Method 6010B Total Lead

Lab name : Accutest Labs
 Address : 2105 Lundy Ave., San Jose, CA 95131
 Telephone # : 408-588-0200

Was additional excavation ordered by inspector? no
 Final excavation dimensions: 14'x 6' x6.5'D

Were samples taken from limits of excavation? yes
 How were samples (soil) obtained: Excavator bucket/Teflon gloved hand driven liner

Were sample(s) taken from below dispenser(s)? yes
 How were sample(s) (soil) obtained: Hand augured boring, bullet sampler driven liner

Sample #	Depth Location	Analysis
WEST-8	excavation bottom western end @ 8'	8260B, 6010B
EAST-7.5	excavation bottom eastern end @ 7.5'	8260B, 6010B
DISP-3	below former dispenser location @ 3'	8260B, 6010B

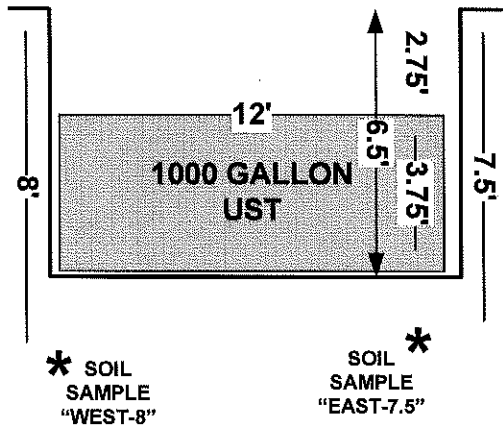
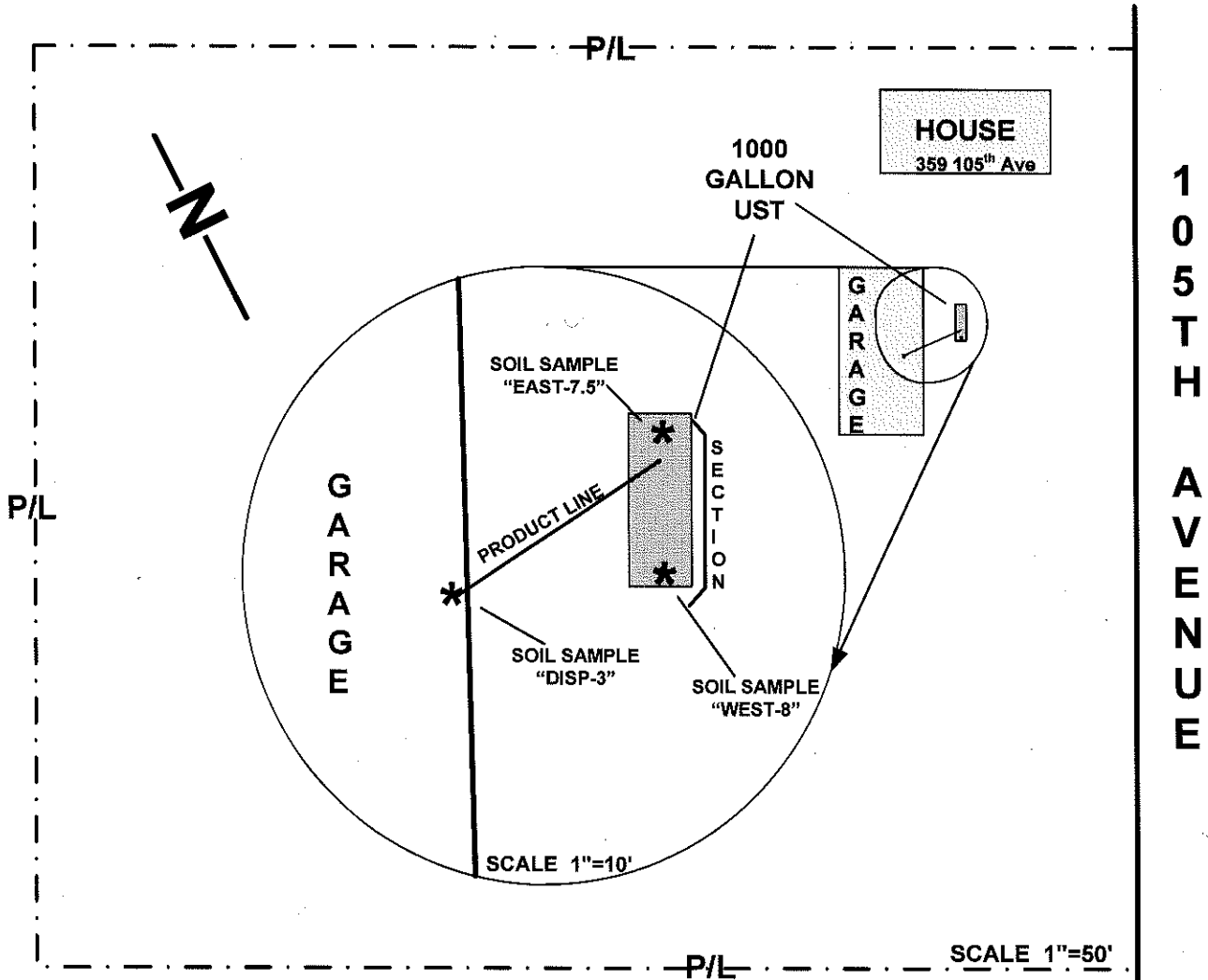
Was excavated material sampled? yes
 How were samples (soil) obtained: Teflon gloved hand driven liner

Sample #s : STKPL-A, STKPL-B, STKPL-C, STKPL-D (Lab Compositied)
 Analysis : 8260B, 6010B

TANK INFO

Tank location : see page 3 map.
 Tank age : unknown
 Tank material : steel
 Depth to tank top : 2.75'
 Tank dimensions : 3.75' x 12'
 Tank capacity : 1000 gallons
 Tank usage : gasoline
 Dry ice used : 50 lbs.
 LEL reading : 0%
 Oxygen reading : 20.9%
 Tank coating : tar
 Condition of tank : one hole
 Backfill material : sand
 Native soil : silty clay
 Water in excavation : no
 Sample Locations : see attached map
 # of soil samples : (7) Container: 3" brass
 # of water samples : (0)
 Type of soil : silty clay

SITE PLAN



SECTION
SCALE AS SHOWN

PROJECT OVERVIEW

Environmental Restoration Services. (ERS), removed (1) 1000 gallon underground tank at 357 105th Ave., Oakland, California. The scope of work included the following items:

1. Obtain Removal Permits from the Oakland Fire Dept.
2. Provide for the removal of the tank. Inspect the tank for signs of leakage. Provide for the proper disposal of the tank.
3. Obtain samples at the direction of the City Fire Inspector. Have the samples analyzed at a State Certified Laboratory.
4. Preparation and submittal of a Tank Closure Report.

TANK HISTORY AND DESCRIPTION

The tank was of undetermined age. The tank size was 3.75' diameter by 12' long with an approximate capacity of 1000 gallons.

EXCAVATION AND CLEANING OF TANK

On November 24, 2014, the top of the tank was exposed and the tank was then pressure washed with detergent and vacuumed into a 55 gallon drum. The tank was then pressure washed with clean water and vacuumed dry into the same 55 gallon drum.

On December 10, 2014, 40 gallons of tank cleaning rinsate was removed by Maximum Oil Service (EPA # CAL000188867) of Vallejo, CA under consolidated manifest # 010510577JJK, and was later transported to Riverbank Oil Transfer EPA # (CAL000190816) of Riverbank, CA for recycling. The disposal receipt is attached to this report.

On November 25, 2014, Ben Halsted, Licensed Haz Materials Removal Contractor, examined the interior of the tank to ensure it was visually free from product, sludge, scale, rinsate and debris. The oxygen (O₂) level and lower explosive limit (LEL) within the tank was then checked using a Hydrocarbon Surveyor. LEL and O₂ measurements were taken at the bottom, center and top of the tank. The LEL measurements were less than 1% with the O₂ measurement at 20.9%.

Ben Halsted then certified the tank as being rendered non-hazardous by completing the Unified Program Consolidated Form (UPCF) "Hazardous Waste Tank Closure Certification" for tank. A copy of the certificate accompanied the tank to the final destination location and is attached to this report.

The tank was transported as non-regulated to Alco Iron & Metal (Alco) at 2333 Eden Rd., San Leandro, CA, and was recycled as scrap steel. The Alco weight certificate is attached to this report.

SAMPLING PROCEDURE

On November 25, 2014, ERS recovered two soil samples, one from the western excavation bottom (WEST-8) at approximately 8' bgs., and one from the eastern excavation bottom and (EAST-7.5) at approximately 7.5' bgs., as instructed by the Fire Inspector. The soil samples were recovered within a two inch diameter by three inch long sleeve. Soil from each sample location was brought to the surface using an excavator bucket. The sample tubes were hand driven into the soil within the bucket until the tubes were completely filled. The liners were sealed with Teflon sheet and plastic caps.

On November 25, 2014, ERS also recovered four stockpile samples (STKPL-A, STKPL-B, STKPL-C, STKPL-D). The samples were recovered from four discrete locations of the approximate 10 cubic yard excavation overburden soil stockpile, by filling 2" by 3" brass tubes completely using a gloved hand. Each brass liner was then sealed with Teflon sheet and plastic caps.

On November 25, 2014, ERS also recovered one soil sample from below the former dispenser location (DISP-3) at approximately 3' bgs. At the sample location, a 3-inch diameter boring was hand augured to the sample depth. Then a 2- inch diameter by 3-inch long brass sleeve within a bullet sampler was slide-hammer driven into the soil at the boring bottom, until the brass liner had completely filled.

All samples were transported on dry ice to Accutest of San Jose, CA, under proper Chain-of-Custody procedures.

The following analyses were performed by Accutest on the samples recovered from the excavation, former dispenser location and, as requested, a single (4 to1) composite sample of the stockpile samples:

EPA Method 8260B	Fuel Scan + TPH/gasoline
EPA Method 6010B	Total Lead

Analytical results, above the laboratory detection limits, for all soil samples were as follows:

Client Sample ID Analyte	Result	RL	MDL	Units	Method
EAST-7.5					
Ethylbenzene	10600	6300	630	ug/kg	SW846 8260B
Xylene (total)	48300	13000	1300	ug/kg	SW846 8260B
TPH-GRO (C6-C10)	497	130	63	mg/kg	SW846 8260B
Lead	5.1	2.0		mg/kg	SW846 6010B
WEST-8					
Ethylbenzene	2120	1900	190	ug/kg	SW846 8260B
Xylene (total)	9920	3800	380	ug/kg	SW846 8260B
TPH-GRO (C6-C10)	165	38	19	mg/kg	SW846 8260B
Lead	7.2	1.9		mg/kg	SW846 6010B
STKPL-(A-D)COMPOSITE					
Lead	10.6	1.9		mg/kg	SW846 6010B
DISP-3					
Lead	6.2	1.9		mg/kg	SW846 6010B

The Chain-of-Custody and laboratory analytical report is attached to this report.

If there are any questions regarding this report, please call Ben Halsted at 408 655 9434.

Respectfully submitted,



Ben Halsted
Project Manager

OAKLAND FIRE FIELD INSPECTION REPORT

TANK CLOSURE CERTIFICATE

ALCO WEIGHT CERTIFICATE

TANK RINSATE DISPOSAL RECEIPT

**LABORATORY ANALYTICAL RESULTS w/
CHAIN-OF-CUSTODY**

**OAKLAND FIRE DEPARTMENT, OES
UNDERGROUND STORAGE TANK CLOSURE/REMOVAL FIELD INSPECTION REPORT**

Site Address: <u>350 105th Ave.</u>	Name of Facility: <u>Nishi Fire</u>
Inspector: <u>C. Avila</u>	Contact on site: <u>CHERIE NELSON</u>
Date and Time of Arrival: <u>11-25-14 9:00 am</u>	Contractor/Consultant: <u>ENV. REST.</u>

General Requirements	Yes	No	N/A
Approved closure plan on site.	✓		
Changes to approved plan noted.			✓
Residuals properly stored/transported.	✓		
Receipt for adequate dry ice noted.	✓		

General Requirements	Yes	No	N/A
Site Safety Plan properly signed.	✓		
40B:C fire extinguisher on site.	✓		
"No Smoking" signs posted.	✓		
Gas detector challenged by inspector.		✓	

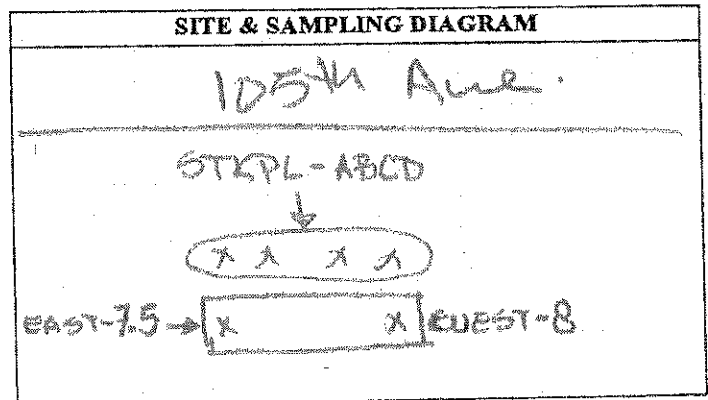
Tank Observations	T #1	T #2	T #3	T #4
Tank Capacity (gallons)	<u>1000</u>			
Material last stored	<u>TISSA</u>			
Dry ice used (pounds)				
Combustible gas concentration as %LEL. (Note time & sampling point)				
(1) <u>LEL</u>	<u>0</u>			
(2)				
(3)				
Oxygen concentration as % volume. (Note time & sampling point)				
(1) <u>20.9</u>	<u>20.9</u>			
(2)				
(3)				
Tank Material	<u>STEEL</u>			
Wrapping/Coating, if any	<u>TAR</u>			
Obvious holes?	<u>YES</u>			

Tank Observations	T #1	T #2	T #3	T #4
Obvious corrosion?	<u>YES</u>			
Obvious odors from tank?	<u>YES</u>			
Seams intact?	<u>YES</u>			
Tank bed backfill material	<u>SOIL/CLAY</u>			
Obvious discoloration?	<u>YES</u>			
Obvious odors ex tank bed?	<u>YES</u>			
Water in excavation?	<u>NO</u>			
Sheen/product on water?	<u>NO</u>			
Tank tagged by transporter?	<u>YES</u>			
Tank wrapped for transport?	<u>NO</u>			
Tank plugged w/ vent cap?	<u>NO</u>			
Date/time tank hauled off?	<u>11/25/14 11:00 am</u>			
No. of soil samples taken?	<u>2</u>			
Depth of soil samples (ft. bgs)	<u>2.5 and 8 feet</u>			

Piping Removal	Yes	No	N/A
All piping removed hauled off w/ tanks?	✓		
Obvious holes on pipes?		✓	
Obvious odors from pipes?		✓	
Obvious soil discoloration in piping trench?		✓	
Obvious odors from piping trench?		✓	
Water in piping trench?		✓	
Number & depth of soil samples from piping trench?		0	
Number & depth of water samples from piping trench?		0	

General Observations	Yes	No	N/A
Leak from any tank suspected?	✓		
"Leak Report" form given to the operator?	✓		
Obviously contaminated soil excavated?	✓		
Soil stockpile sampled?	✓		
Stockpile lined AND covered?	✓		
Water in excavation sampled?		✓	
Number/depth of water samples taken?		0	
All samples properly preserved for transport?	✓		

Additional Observations	Yes	No	N/A
Soil/water sampling protocols acceptable?	✓		
Sampling "chain of custody" noted?	✓		
Tank pit filled in or covered?			
Tank pit fenced or barricaded?	✓		
Transporter a registered HW hauler?	✓		
Uniform HW Manifest completed?	✓		
Contractor/Consultant reminded of complete UST Removal Report due within 30 days?	✓		
Date/Time removal/closure operations completed?		NO	
OT hours or additional charges due from contractor?		0	



Notes/Comments: 2 bed samples and 4 composite stockpile samples obtained. Work performed by Environmental Restoration.

X BHA/11/14

**UNIFIED PROGRAM CONSOLIDATED FORM
HAZARDOUS WASTE
HAZARDOUS WASTE TANK CLOSURE CERTIFICATION**

Page 1 of 1

I. FACILITY IDENTIFICATION


BUSINESS NAME (Same as FACILITY NAME or DBA - Doing Business As)	3.	FACILITY ID#	1.
Neishi Brothers Nursery			
TANK OWNER NAME			740.
Neishi Brothers Nursery			
TANK OWNER ADDRESS			741.
359 105 th Ave.			
TANK OWNER CITY	742.	STATE	743.
Oakland		CA	
		ZIP CODE	744.
		94603	

II. TANK CLOSURE INFORMATION

TANK INTERIOR ATMOSPHERE READINGS	Tank ID # (Attach additional copies of this page for more than three tanks)	Concentration of Flammable Vapor			Concentration of Oxygen		
		Top	Center	Bottom	Top	Center	Bottom
1	1000D 745.	0.0 746a.	0.0 746b.	0.0 746c.	20.9 747a.	20.9 747b.	20.9 747c.
2	748.	749a.	749b.	749c.	750a.	750b.	750c.
3	751.	752a.	752b.	752c.	753a.	753b.	753c.

III. CERTIFICATION

On examination of the tank, I certify the tank is visually free from product, sludge, scale (thin, flaky residual of tank contents), rinseate and debris. I further certify that the information provided herein is true and accurate to the best of my knowledge.

SIGNATURE OF CERTIFIER 	STATUS OR AFFILIATION OF CERTIFYING PERSON 760.
NAME OF CERTIFIER (Print) 754.	Certifier is a representative of the CUPA, authorized agency, or LIA: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
BENNETT T HALSTED	761.
TITLE OF CERTIFIER 755.	Name of CUPA, authorized agency, or LIA: N/A
HAZ REMOVAL CONTRACTOR	762.
ADDRESS 756.	If certifier is other than CUPA / LIA check appropriate box below:
PO BOX 2006	<input type="checkbox"/> a. Certified Industrial Hygienist (CIH)
CITY 757.	<input type="checkbox"/> b. Certified Safety Professional (CSP)
MENLO PARK	<input type="checkbox"/> c. Certified Marine Chemist (CMC)
PHONE 758.	<input type="checkbox"/> d. Registered Environmental Health Specialist (REHS)
408 655 9434	<input type="checkbox"/> e. Professional Engineer (PE)
DATE 759.	<input type="checkbox"/> f. Class II Registered Environmental Assessor
CERTIFICATION TIME	<input checked="" type="checkbox"/> g. Contractors' State License Board licensed contractor (with hazardous substance removal certification)
11/25/14	9:00 am

TANK PREVIOUSLY HELD FLAMMABLE OR COMBUSTIBLE MATERIALS 763.
(If yes, the tank interior atmosphere shall be re-checked with a combustible gas indicator prior to work being conducted on the tank.) Yes No

CERTIFIER'S TANK MANAGEMENT INSTRUCTIONS FOR SCRAP DEALER, DISPOSAL FACILITY, ETC. 764.
Safe for man, safe for fire.

A copy of this certificate shall accompany the tank to the recycling/disposal facility and be provided to the agency overseeing tank closure (i.e. CUPA or other authorized local agency); the owner and/or operator of the tank system; and the tank removal contractor.

WEIGHMASTER CERTIFICATE Number E-260744 Customer

Date/Time: 11/25/14 01:58:40 PM



Dealers in Ferrous and Non-Ferrous Metals

THIS IS TO CERTIFY that the following described commodity was weighed, measured, or counted by a weighmaster, whose signature is on this certificate, who is a recognized authority of accuracy, as prescribed by Chapter 7 (commencing with Section 12700) of Division 5 of the California Business and Professions Code, administered by the Division of Measurement Standards of the California Department of Food and Agriculture.

WEIGHMASTER:
Alco Iron & Metal Co.
1091 Doolittle Dr.
San Leandro, CA 94577

Delivered To: (Buyer)
Alco Iron & Metal Co

Carrier: SELLER
Truck ID:
License: BLUE
Trailers: N\A N\A

Weighed For: (Seller)
BENNETT THOMPSON HALSTED
6103 SHADYGROVE DR
CUPERTINO, CA 95014

Commodity: 1-UNPREP

7,000 LB Gross E 11/25/14 01:47:32 PM
5,800 LB Tare E 11/25/14 01:56:36 PM
1,200 LB Net

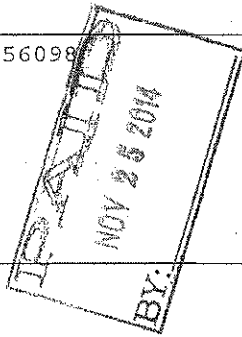
SALLEM GUTIERREZ

Deputy SIGNATURE

Driver SELLER 1

Notes:

DISEAL TANK CLEANED LIC 3S56098



BILL OF SALE

I hereby state that I am the lawful owner of the material described herein, that have a right to sell same and that for payment received in full, hereby acknowledge I sell and convey title of same to Alco Iron & Metal Co.

HOLD HARMLESS AGREEMENT:

Seller will indemnify and hold buyer harmless from damages, demands, and liabilities, including reasonable attorney's fees resulting from the breach of any warranty hereunder and driver agrees to be responsible for damage to vehicle during unloading. I represent and warrant that this material does not contain a hazardous substance as defined by Federal or State Law, and I agree to indemnify Alco Iron & Metal Co. against all claims

MAXIMUM OIL SERVICE

1-888-609-2629

Send Payment to:
Maximum Oil Service
164 Robles Way #207
Vallejo, CA 94591

Invoice No. **34211**

Date **12-10-14**

GENERATOR	Name: Neishi Bros. Nursery			Bill to: ERS		
	Address: 357 115th Ave			Address: P.O. Box 2000		
	City: Oakland	State: CA	Zip: 94603	City: M.P.	State: CA	Zip: 94026
	Phone: _____			Phone: 650-325-3216		
	Customer EPA #: CA0002792327			Contact: _____		

DESCRIPTION	WASTE CODE	MANIFEST #	QTY	RATE	AMOUNT
Non RCRA Hazardous Waste, Liquid (Used Oil) <input type="checkbox"/> Industrial <input type="checkbox"/> Lubricating	CA 221				
Non RCRA Hazardous Waste, Liquid (Oily Water)	CA 223	010510577	40	5/11	80⁰⁰
Non RCRA Hazardous Waste, Liquid (Used Antifreeze)	CA 133				
Transportation					
Test Pass / Fail					
Drained Used Oil Filters					

PLEASE PAY FROM THIS INVOICE **TERMS: NET 15 DAYS**

A service charge of 1.5% per month shall be charged on past due accounts:

TOTAL **\$80⁰⁰**

Consolidated Manifest Source: Collection Station Industrial Marine Agricultural Govt.

PO # _____
Check # **5942**

TSDF: Some facilities may ship oil out of state for processing and recycling

Ramos Environmental Services 1515 So. River Road W Sacramento, CA 95691 CAD 044 003 556	Riverbank Oil Transfer 5300 Claus Road Riverbank, CA 95367 CAL 000 190 816	Evergreen Oil 6880 Smith Avenue Newark, CA 94560 CAD 980 887 418	BEST 2430 Almond Dr. Silver Springs, NV 89429 NVD 982 958 483	Bango Oil 22211 Bango Rd. Fallon, NV 89426 NVR 000 080 655
--	---	---	--	---

DK DIXON
7300 Chevron Way
Dixon, CA 95620
CAT 080 012 602

Bayside Oil II, Inc.
210 Encinal Street
Santa Cruz, CA 95060
CAD 088 898 222

Thermo Fluids
655 So. Stanford Way
Sparks, NV 89431
NVD 982 510 711

Generator certifies that the above named waste stream has not been mixed with any other waste. Furthermore it has established a program to reduce the volume & toxicity of waste generated where economically practicable.

Driver Signature: _____ Generator Signature: _____ Print: _____

Please keep a copy of this invoice in a "Hazardous Waste" file for three (3) years as required by State law.

EPA # CAL000188867 DTSC # 3570 CA339919

Maximum Oil Service, LLC Fax 707-648-2804

1-888-609-2MAX or 1-888-700-4MAX

Technical Report for

Environmental Restoration Services

Neishi Nursery - 359 105th Street, Oakland, CA

Accutest Job Number: C37363

Sampling Date: 11/25/14

Report to:

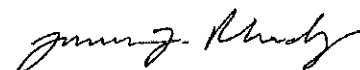
Environmental Restoration Services
500 Santa Cruz Avenue
Menlo Park, CA 94025
Ben@envirest.com

ATTN: Ben Halsted

Total number of pages in report: 27



Test results contained within this data package meet the requirements of the National Environmental Laboratory Accreditation Program and/or state specific certification programs as applicable.



James J. Rhudy
Lab Director

Client Service contact: Elvin Kumar 408-588-0200

Certifications: CA (ELAP 2910) AK (UST-092) AZ (AZ0762) NV (CA00150) OR (CA300006) WA (C925)
DoD ELAP (L-A-B L2242)

This report shall not be reproduced, except in its entirety, without the written approval of Accutest Laboratories.
Test results relate only to samples analyzed.

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Sample Summary

Environmental Restoration Services

Job No: C37363

Neishi Nursery - 359 105th Street, Oakland, CA

Sample Number	Collected Date	Time By	Received	Matrix Code	Type	Client Sample ID
C37363-1	11/25/14	09:45 BH	11/26/14	SO	Soil	EAST-7.5
C37363-2	11/25/14	09:51 BH	11/26/14	SO	Soil	WEST-8
C37363-7	11/25/14	00:00 BH	11/26/14	SO	Soil	STKPL-(A-D)COMPOSITE
C37363-8	11/25/14	11:01 BH	11/26/14	SO	Soil	DISP-3

Soil samples reported on a dry weight basis unless otherwise indicated on result page.

Summary of Hits

Job Number: C37363
Account: Environmental Restoration Services
Project: Neishi Nursery - 359 105th Street, Oakland, CA
Collected: 11/25/14

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Lab Sample ID	Client Sample ID	Result/ Qual	RL	MDL	Units	Method
C37363-1	EAST-7.5					
Ethylbenzene		10600	6300	630	ug/kg	SW846 8260B
Xylene (total)		48300	13000	1300	ug/kg	SW846 8260B
TPH-GRO (C6-C10)		497000	130000	63000	ug/kg	SW846 8260B
Lead		5.1	2.0		mg/kg	SW846 6010B
C37363-2	WEST-8					
Ethylbenzene		2120	1900	190	ug/kg	SW846 8260B
Xylene (total)		9920	3800	380	ug/kg	SW846 8260B
TPH-GRO (C6-C10)		165000	38000	19000	ug/kg	SW846 8260B
Lead		7.2	1.9		mg/kg	SW846 6010B
C37363-7	STKPL-(A-D)COMPOSITE					
Lead		10.6	1.9		mg/kg	SW846 6010B
C37363-8	DISP-3					
Lead		6.2	1.9		mg/kg	SW846 6010B



Sample Results

Report of Analysis

Report of Analysis

Client Sample ID: EAST-7.5	
Lab Sample ID: C37363-1	Date Sampled: 11/25/14
Matrix: SO - Soil	Date Received: 11/26/14
Method: SW846 8260B	Percent Solids: n/a ^a
Project: Neishi Nursery - 359 105th Street, Oakland, CA	

	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
Run #1	L37498.D	1	11/30/14	XB	n/a	n/a	VL1131
Run #2							

	Initial Weight	Final Volume	Methanol Aliquot
Run #1	6.60 g	5.0 ml	3.0 ul
Run #2			

Purgeable Aromatics, MTBE and GRO

CAS No.	Compound	Result	RL	MDL	Units	Q
71-43-2	Benzene	ND	6300	630	ug/kg	
108-88-3	Toluene	ND	6300	630	ug/kg	
100-41-4	Ethylbenzene	10600	6300	630	ug/kg	
1330-20-7	Xylene (total)	48300	13000	1300	ug/kg	
1634-04-4	Methyl Tert Butyl Ether	ND	6300	1300	ug/kg	
	TPH-GRO (C6-C10)	497000	130000	63000	ug/kg	
108-20-3	Di-Isopropyl ether	ND	6300	630	ug/kg	
994-05-8	Tert-Amyl Methyl Ether	ND	6300	630	ug/kg	
75-65-0	Tert Butyl Alcohol	ND	51000	13000	ug/kg	

CAS No.	Surrogate Recoveries	Run# 1	Run# 2	Limits
1868-53-7	Dibromofluoromethane	100%		70-130%
2037-26-5	Toluene-D8	100%		70-130%
460-00-4	4-Bromofluorobenzene	103%		70-130%

(a) All results reported on a wet weight basis.

ND = Not detected MDL = Method Detection Limit
 RL = Reporting Limit
 E = Indicates value exceeds calibration range

J = Indicates an estimated value
 B = Indicates analyte found in associated method blank
 N = Indicates presumptive evidence of a compound

Report of Analysis

Client Sample ID: EAST-7.5	Date Sampled: 11/25/14
Lab Sample ID: C37363-1	Date Received: 11/26/14
Matrix: SO - Soil	Percent Solids: n/a ^a
Project: Neishi Nursery - 359 105th Street, Oakland, CA	

Metals Analysis

Analyte	Result	RL	Units	DF	Prep	Analyzed By	Method	Prep Method
Lead	5.1	2.0	mg/kg	1	11/30/14	12/01/14 RS	SW846 6010B ¹	SW846 3050B ²

(1) Instrument QC Batch: MA4436

(2) Prep QC Batch: MP8742

(a) All results reported on a wet weight basis.

RL = Reporting Limit

Report of Analysis

Client Sample ID: WEST-8		Date Sampled: 11/25/14
Lab Sample ID: C37363-2		Date Received: 11/26/14
Matrix: SO - Soil		Percent Solids: n/a ^a
Method: SW846 8260B		
Project: Neishi Nursery - 359 105th Street, Oakland, CA		

Run #	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
Run #1	L37499.D	1	11/30/14	XB	n/a	n/a	VL1131
Run #2							

Run #	Initial Weight	Final Volume	Methanol Aliquot
Run #1	6.53 g	5.0 ml	10.0 ul
Run #2			

Purgeable Aromatics, MTBE and GRO

CAS No.	Compound	Result	RL	MDL	Units	Q
71-43-2	Benzene	ND	1900	190	ug/kg	
108-88-3	Toluene	ND	1900	190	ug/kg	
100-41-4	Ethylbenzene	2120	1900	190	ug/kg	
1330-20-7	Xylene (total)	9920	3800	380	ug/kg	
1634-04-4	Methyl Tert Butyl Ether	ND	1900	380	ug/kg	
	TPH-GRO (C6-C10)	165000	38000	19000	ug/kg	
108-20-3	Di-Isopropyl ether	ND	1900	190	ug/kg	
994-05-8	Tert-Amyl Methyl Ether	ND	1900	190	ug/kg	
75-65-0	Tert Butyl Alcohol	ND	15000	3800	ug/kg	

CAS No.	Surrogate Recoveries	Run# 1	Run# 2	Limits
1868-53-7	Dibromofluoromethane	95%		70-130%
2037-26-5	Toluene-D8	100%		70-130%
460-00-4	4-Bromofluorobenzene	101%		70-130%

(a) All results reported on a wet weight basis.

ND = Not detected MDL = Method Detection Limit
 RL = Reporting Limit
 E = Indicates value exceeds calibration range

J = Indicates an estimated value
 B = Indicates analyte found in associated method blank
 N = Indicates presumptive evidence of a compound

Report of Analysis

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Client Sample ID: WEST-8	Date Sampled: 11/25/14
Lab Sample ID: C37363-2	Date Received: 11/26/14
Matrix: SO - Soil	Percent Solids: n/a ^a
Project: Neishi Nursery - 359 105th Street, Oakland, CA	

Metals Analysis

Analyte	Result	RL	Units	DF	Prep	Analyzed By	Method	Prep Method
Lead	7.2	1.9	mg/kg	1	11/30/14	12/01/14 RS	SW846 6010B ¹	SW846 3050B ²

(1) Instrument QC Batch: MA4436

(2) Prep QC Batch: MP8742

(a) All results reported on a wet weight basis.

RL = Reporting Limit

Report of Analysis

Client Sample ID:	STKPL-(A-D)COMPOSITE	Date Sampled:	11/25/14
Lab Sample ID:	C37363-7	Date Received:	11/26/14
Matrix:	SO - Soil	Percent Solids:	n/a ^a
Method:	SW846 8260B		
Project:	Neishi Nursery - 359 105th Street, Oakland, CA		

Run #	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
Run #1 ^b	L37496.D	1	11/29/14	XB	n/a	n/a	VL1131
Run #2							

Run #	Initial Weight	Final Volume	Methanol Aliquot
Run #1	6.03 g	5.0 ml	100 ul
Run #2			

Purgeable Aromatics, MTBE and GRO

CAS No.	Compound	Result	RL	MDL	Units	Q
71-43-2	Benzene	ND	210	21	ug/kg	
108-88-3	Toluene	ND	210	21	ug/kg	
100-41-4	Ethylbenzene	ND	210	21	ug/kg	
1330-20-7	Xylene (total)	ND	410	41	ug/kg	
1634-04-4	Methyl Tert Butyl Ether	ND	210	41	ug/kg	
	TPH-GRO (C6-C10)	ND	4100	2100	ug/kg	
108-20-3	Di-Isopropyl ether	ND	210	21	ug/kg	
994-05-8	Tert-Amyl Methyl Ether	ND	210	21	ug/kg	
75-65-0	Tert Butyl Alcohol	ND	1700	410	ug/kg	

CAS No.	Surrogate Recoveries	Run# 1	Run# 2	Limits
1868-53-7	Dibromofluoromethane	96%		70-130%
2037-26-5	Toluene-D8	101%		70-130%
460-00-4	4-Bromofluorobenzene	100%		70-130%

- (a) All results reported on a wet weight basis.
- (b) 4:1 composite.

ND = Not detected MDL = Method Detection Limit J = Indicates an estimated value
 RL = Reporting Limit B = Indicates analyte found in associated method blank
 E = Indicates value exceeds calibration range N = Indicates presumptive evidence of a compound

Report of Analysis

Client Sample ID: STKPL-(A-D)COMPOSITE	Date Sampled: 11/25/14
Lab Sample ID: C37363-7	Date Received: 11/26/14
Matrix: SO - Soil	Percent Solids: n/a ^a
Project: Neishi Nursery - 359 105th Street, Oakland, CA	

Metals Analysis

Analyte	Result	RL	Units	DF	Prep	Analyzed By	Method	Prep Method
Lead	10.6	1.9	mg/kg	1	11/30/14	12/01/14 RS	SW846 6010B ¹	SW846 3050B ²

(1) Instrument QC Batch: MA4436

(2) Prep QC Batch: MP8742

(a) All results reported on a wet weight basis.

RL = Reporting Limit

Report of Analysis

Client Sample ID: DISP-3		Date Sampled: 11/25/14
Lab Sample ID: C37363-8		Date Received: 11/26/14
Matrix: SO - Soil		Percent Solids: n/a ^a
Method: SW846 8260B		
Project: Neishi Nursery - 359 105th Street, Oakland, CA		

Run #	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
Run #1	L37497.D	1	11/30/14	XB	n/a	n/a	VL1131
Run #2							

Run #	Initial Weight
Run #1	5.09 g
Run #2	

Purgeable Aromatics, MTBE and GRO

CAS No.	Compound	Result	RL	MDL	Units	Q
71-43-2	Benzene	ND	4.9	0.49	ug/kg	
108-88-3	Toluene	ND	4.9	0.49	ug/kg	
100-41-4	Ethylbenzene	ND	4.9	0.49	ug/kg	
1330-20-7	Xylene (total)	ND	9.8	0.98	ug/kg	
1634-04-4	Methyl Tert Butyl Ether	ND	4.9	0.98	ug/kg	
	TPH-GRO (C6-C10)	ND	98	49	ug/kg	
108-20-3	Di-Isopropyl ether	ND	4.9	0.49	ug/kg	
994-05-8	Tert-Amyl Methyl Ether	ND	4.9	0.49	ug/kg	
75-65-0	Tert Butyl Alcohol	ND	39	9.8	ug/kg	

CAS No.	Surrogate Recoveries	Run# 1	Run# 2	Limits
1868-53-7	Dibromofluoromethane	102%		70-130%
2037-26-5	Toluene-D8	101%		70-130%
460-00-4	4-Bromofluorobenzene	97%		70-130%

(a) All results reported on a wet weight basis.

ND = Not detected MDL = Method Detection Limit
 RL = Reporting Limit
 E = Indicates value exceeds calibration range

J = Indicates an estimated value
 B = Indicates analyte found in associated method blank
 N = Indicates presumptive evidence of a compound

Report of Analysis

Client Sample ID: DISP-3		Date Sampled: 11/25/14
Lab Sample ID: C37363-8		Date Received: 11/26/14
Matrix: SO - Soil		Percent Solids: n/a ^a
Project: Neishi Nursery - 359 105th Street, Oakland, CA		

Metals Analysis

Analyte	Result	RL	Units	DF	Prep	Analyzed By	Method	Prep Method
Lead	6.2	1.9	mg/kg	1	11/30/14	12/01/14 RS	SW846 6010B ¹	SW846 3050B ²

(1) Instrument QC Batch: MA4436

(2) Prep QC Batch: MP8742

(a) All results reported on a wet weight basis.

RL = Reporting Limit

Misc. Forms

Custody Documents and Other Forms

Includes the following where applicable:

- Chain of Custody



Accutest Laboratories Sample Receipt Summary

Accutest Job Number: C37363 Client: ENVIRONMENTAL RESOTRATION SERVI Project: MEISHI NURSERY

Date / Time Received: 11/26/2014 9:15:00 AM Delivery Method: Client Airbill #'s: _____

Cooler Temps (Initial/Adjusted): #1: (5.8/5.8):

Cooler Security

- | | | | |
|---------------------------|--|-----------------------|--|
| | <u>Y or N</u> | | <u>Y or N</u> |
| 1. Custody Seals Present: | <input type="checkbox"/> <input checked="" type="checkbox"/> | 3. COC Present: | <input checked="" type="checkbox"/> <input type="checkbox"/> |
| 2. Custody Seals Intact: | <input type="checkbox"/> <input type="checkbox"/> | 4. Smpl Dates/Time OK | <input checked="" type="checkbox"/> <input type="checkbox"/> |

Cooler Temperature

- | | |
|------------------------------|--|
| | <u>Y or N</u> |
| 1. Temp criteria achieved: | <input checked="" type="checkbox"/> <input type="checkbox"/> |
| 2. Cooler temp verification: | <u>IR1;</u> |
| 3. Cooler media: | <u>Ice (Bag)</u> |
| 4. No. Coolers: | <u>1</u> |

Quality Control Preservation

- | | | |
|---------------------------------|---|------------|
| | <u>Y or N</u> | <u>N/A</u> |
| 1. Trip Blank present / cooler: | <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> | |
| 2. Trip Blank listed on COC: | <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> | |
| 3. Samples preserved properly: | <input checked="" type="checkbox"/> <input type="checkbox"/> | |
| 4. VOCs headspace free: | <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> | |

Sample Integrity - Documentation

- | | |
|--|--|
| | <u>Y or N</u> |
| 1. Sample labels present on bottles: | <input checked="" type="checkbox"/> <input type="checkbox"/> |
| 2. Container labeling complete: | <input checked="" type="checkbox"/> <input type="checkbox"/> |
| 3. Sample container label / COC agree: | <input checked="" type="checkbox"/> <input type="checkbox"/> |

Sample Integrity - Condition

- | | |
|----------------------------------|--|
| | <u>Y or N</u> |
| 1. Sample recvd within HT: | <input checked="" type="checkbox"/> <input type="checkbox"/> |
| 2. All containers accounted for: | <input checked="" type="checkbox"/> <input type="checkbox"/> |
| 3. Condition of sample: | <u>Intact</u> |

Sample Integrity - Instructions

- | | | |
|---|--|-------------------------------------|
| | <u>Y or N</u> | <u>N/A</u> |
| 1. Analysis requested is clear: | <input checked="" type="checkbox"/> <input type="checkbox"/> | |
| 2. Bottles received for unspecified tests | <input type="checkbox"/> <input checked="" type="checkbox"/> | |
| 3. Sufficient volume recvd for analysis: | <input checked="" type="checkbox"/> <input type="checkbox"/> | |
| 4. Compositing instructions clear: | <input checked="" type="checkbox"/> <input type="checkbox"/> | <input type="checkbox"/> |
| 5. Filtering instructions clear: | <input type="checkbox"/> <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Comments

Accutest Laboratories
V:408.688.0200

2105 Lundy Avenue
P: 408.688.0201

San Jose, CA 95131
www.accutest.com

C37363: Chain of Custody
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Instructions for Completing UST Unauthorized Release (Leak) / Contamination Site Report

EMERGENCY: Indicate whether emergency response personnel and equipment were involved at any time. If so, a Hazardous Material Incident Report should be filed with the State Office of Emergency Services (OES). Indicate whether the OES report has been filed as of the date of this report.

LOCAL AGENCY USE ONLY: To avoid duplicate notifications pursuant to Health and safety Code Section 25180.7, a designated government employee should sign and date the form in this block. A signature here does not mean that the leak has been determined to pose a significant threat to human health or safety, only that notification procedures have been followed if required.

REPORTED BY: Enter name, telephone number, and address. Indicate which party you represent and provide company or agency name.

SIGNATURE: Sign the form in the space provided.

RESPONSIBLE PARTY: Enter the name, telephone number, contact person, and address of the party responsible for the leak. The Responsible Party would normally be the tank owner.

SITE LOCATION: Enter information regarding the tank facility. At a minimum, you must provide the facility name and full site address.

IMPLEMENTING AGENCIES: Enter the names of the local agency and Regional Water Quality Control Board having jurisdiction over the site.

SUBSTANCES INVOLVED: Enter the name and quantity lost of the hazardous substance(s) involved. If more than two substances leaked, list the two of most concern for cleanup.

DISCOVERY/ABATEMENT: Provide information regarding the discovery and abatement of the leak.

SOURCE: Indicate the source(s) of the leak. Check source(s) that apply.

CAUSE: Check box(es) that apply. Only use "other" when the release source is known, but does not fit into any of the other categories. For example releases from vent and vapor recovery lines.

CASE TYPE: Check one box only. Indicate the Case Type category for this leak. Case Type is based on the most sensitive resource affected. For example, if both soil and ground water have been affected, Case Type will be "Groundwater." Indicate "Drinking Water" only if one or more municipal or domestic water wells have actually been affected. A "Groundwater" designation does not imply that the affected water cannot be, or is not, used for drinking water, but only that water wells have not yet been affected. It is understood that Case Type may change upon further investigation.

CURRENT STATUS: Check one box only. Indicate the category which best describes the Current Status of the case. The response should be relative to the Case Type. For example, if the Case Type is "Groundwater," then Current Status should refer to the status of the ground water investigation or cleanup, as opposed to that of soil. Descriptions of options are as follows:

- **Open- Site Assessment** – An investigation to determine whether groundwater and/or soil have/has been, or will be, impacted as a result of the release.
- **Open- Assessment & Interim Remedial Action** – An investigation to determine whether groundwater and/or soil have/has been, or will be, impacted as a result of the release and appropriate actions to prevent or address an immediate threat to human health or the environment.
- **Open- Remediation** – Remedial activities to prevent or address a threat to human health or the environment as a result of the release.
- **Open- Verification Monitoring** – Periodic groundwater or other monitoring at the site to verify and/or evaluate the effectiveness of remedial activities.
- **Open- Inactive** – No activities have been implemented to determine whether groundwater and/or soil were/was impacted by the release.
- **Closed- No Further Action Required** – Regional Water Quality Control Board and local agency Local Oversight Program agree that no further work is necessary at the site.

IMPORTANT: THE INFORMATION PROVIDED ON THIS FORM IS INTENDED FOR GENERAL STATISTICAL PURPOSES ONLY AND IS NOT TO BE CONSTRUED AS REPRESENTING THE OFFICIAL POSITION OF ANY GOVERNMENTAL AGENCY.

REMEDIAL ACTION: Indicate which actions have been used to clean up or remediate the leak. Descriptions of options are as follows:

- **Human health exposure control? Yes** – Assessments for human exposures indicate there are no unacceptable human exposure pathways and the Regional Water Quality Control Board or other regulatory agency staff has determined the site is under control for current conditions.
- **Human health exposure control? No** – Data indicate that there are complete human exposures pathways that present unacceptable exposures to humans, and actions have yet to be completed to address these human exposure pathways for the entire site.
- **Human health exposure control? Unknown** – There is not sufficient information to determine whether there are any current, complete unacceptable human exposure pathways at the site.
- **Groundwater migration control? Yes** – All information on known and reasonably expected groundwater contamination has been reviewed and that the migration of contaminated groundwater is stabilized and there is no unacceptable discharge to surface water and monitoring will be conducted to confirm that affected groundwater remains in the original area of contamination.
- **Groundwater migration control? No** – All information on known and reasonably expected groundwater contamination has been reviewed and that the migration of contaminated groundwater is not stabilized.
- **Groundwater migration control? Unknown** – There is not sufficient information to determine whether the migration of contaminated groundwater is stabilized.
- **No Action Required (NAR)** – Incident is minor, requiring no remedial action.
- **Excavate and Dispose (ED)** – Remove contaminated soil and dispose at approved facility.
- **Excavate and Treat (ET)** – Remove contaminated soil and treat (includes spreading or land farming).
- **Free Product Removal (FPR)** – Remove floating product from water table.
- **Treatment at Hookup (TH)** – Install water treatment devices at each dwelling or other place of use.
- **Replace Supply (RS)** – Provide alternate water supply to affected parties.
- **Other** – Other remedial actions that are not listed above.

COMMENTS: Use this space to elaborate on any aspects of the incident.

DISTRIBUTION: If this form is completed by the tank owner or his/her agent, retain a copy and forward the original to your local tank permitting agency for distribution.

- > Original – Local UST permitting agency. (Agency contact information is available at <http://www.calcupa.net/services/directory/search.asp>.)
- > Copy – Regional Water Quality Control Board. (Boundaries and contact information are available at http://www.waterboards.ca.gov/waterboards_map.shtml.)
- > Copy – Local Oversight Program (LOP) agency. (Agency contact information is available at http://www.waterboards.ca.gov/water_issues/programs/ust/contacts/lop.shtml.)
- > Copy – Local Health Officer and County Board of Supervisors or their designee to receive Proposition 65 notifications.
- > Copy – Owner/Responsible Party.