

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 checked="" 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 8 D 10 Y 9 V 5		CASE # _____ SIGNED <i>Juliet Shin</i> DATE <i>8/31/95</i>			
REPORTED BY	NAME OF INDIVIDUAL FILING REPORT Mr. Peter Wang		PHONE (510) 523-8800		SIGNATURE <i>Juliet Shin</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		
	ADDRESS 1521 Buena Vista Avenue Alameda CA 94501				
RESPONSIBLE PARTY	NAME Mr. Peter Wang <input type="checkbox"/> UNKNOWN		CONTACT PERSON		PHONE (510) 523-8800
	ADDRESS 1521 Buena Vista Avenue Alameda CA 94501				
SITE LOCATION	FACILITY NAME (IF APPLICABLE) Encinal Terminals		OPERATOR		PHONE (510) 523-8800
	ADDRESS 1521 Buena Vista Avenue Alameda CA 94501				
	CROSS STREET Entrance Road or Sherman Avenue				
IMPLEMENTING AGENCIES	LOCAL AGENCY AGENCY NAME Alameda County Health Care Services Agency		CONTACT PERSON Juliette Shin		PHONE (510) 567-6700
	REGIONAL BOARD San Francisco Bay Region		CONTACT PERSON Ray Balcom(?)		PHONE ()
SUBSTANCES INVOLVED	(1) NAME Total Volatile Hydrocarbons and benzene at Tanks T-1, T-2, T-3 <i>Diesel Fuel at Tanks "A" & "B"</i>				QUANTITY LOST (GALLONS) <input checked="" type="checkbox"/> UNKNOWN
	(2) NAME Toluene and xylenes at Tanks T-1 and T-2 <i>4/4/94 identified</i>				QUANTITY LOST (GALLONS) <input checked="" type="checkbox"/> UNKNOWN
DISCOVERY/ABATEMENT	DATE DISCOVERED 0 M 1 D 7 Y 8 V		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 checked="" 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 checked="" type="checkbox"/> OTHER <i>overexcavation of soil</i>		
	HAS DISCHARGE BEEN STOPPED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO IF YES, DATE 0 M 1 D 7 Y 8 V				
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		
	at T-1 and T-2				
CASE TYPE	CHECK ONE ONLY <input type="checkbox"/> UNDETERMINED <input checked="" 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 type="checkbox"/> POST CLEANUP MONITORING IN PROGRESS <input type="checkbox"/> REMEDIATION PLAN <input checked="" type="checkbox"/> CASE CLOSED (CLEANUP COMPLETED OR UNNECESSARY) <input type="checkbox"/> CLEANUP UNDERWAY				
REMEDIAL ACTION	CHECK APPROPRIATE ACTION(S) (SEE BACK FOR DETAILS) <input 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 checked="" 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	On 4/4/94, release identified during removal of diesel fuel tanks "A" & "B". Discharge stopped on 3/31/94.				

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

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REPORT DATE 08/10/95		CASE #		SIGNED: <i>Juliette Shin</i> DATE: 8/13/95	
REPORTED BY	NAME OF INDIVIDUAL FILING REPORT Mr. Peter Wang		PHONE (510) 523-8800		SIGNATURE <i>Mr. Peter Wang</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		
	ADDRESS 1521 Buena Vista Avenue Alameda CA 94501				
RESPONSIBLE PARTY	NAME Mr. Peter Wang <input type="checkbox"/> UNKNOWN		CONTACT PERSON		PHONE (510) 523-8800
	ADDRESS 1521 Buena Vista Avenue Alameda CA 94501				
SITE LOCATION	FACILITY NAME (IF APPLICABLE) Encinal Terminals		OPERATOR		PHONE (510) 523-8800
	ADDRESS 1521 Buena Vista Avenue Alameda Alameda 94501				
	CROSS STREET Entrance Road or Sherman Avenue				
IMPLEMENTING AGENCIES	LOCAL AGENCY AGENCY NAME Alameda County Health Care Services Agency		CONTACT PERSON Juliette Shin		PHONE (510) 567-6700
	REGIONAL BOARD San Francisco Bay Region		CONTACT PERSON Ray Balcom(?)		PHONE ()
SUBSTANCES INVOLVED	(1) NAME diesel fuel at tanks "A" and "B"				QUANTITY LOST (GALLONS) <input checked="" type="checkbox"/> UNKNOWN
	(2) <input type="checkbox"/> UNKNOWN				
DISCOVERY/ABATEMENT	DATE DISCOVERED 08/04/94		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 checked="" 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		
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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		
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COMMENTS					



Encinal Terminals

(510) 523-8800
FAX (510) 521-5814
1521 BUENA VISTA AVENUE
P.O. BOX 2453
ALAMEDA, CA 94501-0251

August 29, 1995

Ms. Juliet Shin
Alameda County Health Care Agency
Department of Environmental Health
Hazardous Materials Division
1131 Harbour Bay Parkway
Alameda, CA 94502

Re. The work performed for the Underground Storage Tanks at Encinal Terminals,
The Unauthorized Release Forms prepared by Geomatrix

Dear Ms. Shin:

In reference to the captioned matter, please find the enclosed letter and its attached forms dated August 25, 1995 written by Ms. Shri Y. Page of Geomatrix, please note that we signed the said forms and returned it herein for your file. If there is any questions you may be concerned regarding to the captioned matter, please do let us know. Thank you very much for your assistance and cooperation.

Very truly yours,


Wang Chengben

Encl: The Unauthorized Release Forms

shin.J/wcb

95 AUG 31 PM 2:31
ENCINAL TERMINALS



Transmittal

Date 25 August 1995

To Mr. Peter Wang

Encinal Terminals

1521 Buena Vista Avenue

Alameda, CA 94501-0251

Transmitted via

- Messenger
- U.S. Mail
- Overnight Mail
- Fax

Project Number 2530.01


Project Name Encinal Terminals

Total Pages __

Item Description

2 Unauthorized Release Forms -- one each for the former gasoline and diesel tank areas

Remarks Please sign and forward to Juliette Shin at Alameda Health Care Services Agency.

From: Cheri Y. Page 

cc:

20 April 1995
Project No. 2530.03

95 APR 24 PM 3:20

Ms. Juliet Shin
Alameda County Health Care Services Agency
1131 Harbour Bay Parkway
Alameda, California 94502

Subject: Work Plan for Soil Excavation and Sampling
1521 Buena Vista Avenue
Alameda, California

Dear Ms. Shin:

On behalf of Encinal Terminals, Inc., Geomatrix Consultants, Inc. (Geomatrix) has prepared this work plan to conduct soil excavation and sampling at the subject site (Figure 1). As outlined in our 14 April 1995 meeting, we will proceed with excavation in the area affected by elevated concentrations of gasoline in soil.

Encinal's earthwork contractor will conduct a limited excavation of soil in the vicinity of soil boring S-15 (Figure 2). Approximately 150 to 200 cubic yards of soil (in-situ) will be excavated using a backhoe and stockpiled on a concrete pad. The proposed plan area of the excavation toe is 20 feet by 30 feet with sidewalls sloped, if necessary, to provide for excavation safety. These bounds may be modified during excavation activities based on field observations. The excavation will be advanced to remove gasoline-affected soil located near the groundwater level, which is expected to be encountered at six to eight feet.

Geomatrix will observe excavation activities, monitor with a PID, and collect soil samples of the excavation sidewalls and bottom. Up to six sidewall and two bottom soil samples will be collected with the backhoe bucket. Soil samples will be analyzed by a state-certified, analytical laboratory for total petroleum hydrocarbons (TPH) as gasoline, and benzene, toluene, ethylbenzene, and total xylenes (BTEX) by Environmental Protection Agency (EPA) Methods 8015 and 8020, respectively. If appropriate, a groundwater sample will be collected from the excavation and tested for the same analytes.

The excavation will be backfilled with suitable material borrowed from the site. Encinal's earthwork contractor will aerate the stockpiled soil for approximately one month by turning the stockpile weekly with earthwork equipment. Geomatrix will then collect a composite soil sample for analysis by a state-certified, analytical laboratory for TPH as gasoline and BTEX compounds by EPA Methods 8015 and 8020, respectively. After completion of aeration, the excavated soil will be reused as on-site fill material.

Ms. Madhulla Logan
Alameda County Health Care Services Agency
20 April 1995
Page 2

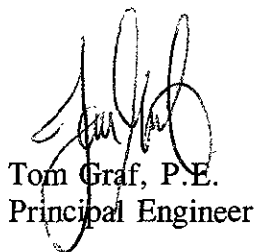
A summary of our observations and analytical results will be submitted for your review within two weeks after receipt of the analytical results. Please note that this is an interim remediation program and that a final report on all investigation and remediation done in the area will be provided to you. If you have any questions regarding this proposed approach to characterize and remediate soil in the vicinity of boring S-15, please call either of the undersigned.

Sincerely,

GEOMATRIX CONSULTANTS, INC.



Daniel Del Grande, P.E.
Project Engineer



Tom Graf, P.E.
Principal Engineer

TEG/DDG/dmm
1842530EXCA.LTR

cc: Sum Arigala, RWQCB
Peter Wang, Encinal Real Estate

Attachments: Figure 1 - Location Map
Figure 2 - Excavation Plan

100 Pine Street, 10th Floor
San Francisco, CA 94111
(415) 434-9400 • FAX (415) 434-1365



20 April 1995
Project No. 2530.03

Ms. Juliet Shin
Alameda County Health Care Services Agency
1131 Harbour Bay Parkway
Alameda, California 94502

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1521 Buena Vista Avenue
Alameda, California

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Geomatrix Consultants, Inc.
Engineers, Geologists, and Environmental Scientists



Ms. Madhulla Logan
Alameda County Health Care Services Agency
20 April 1995
Page 2

A summary of our observations and analytical results will be submitted for your review within two weeks after receipt of the analytical results. Please note that this is an interim remediation program and that a final report on all investigation and remediation done in the area will be provided to you. If you have any questions regarding this proposed approach to characterize and remediate soil in the vicinity of boring S-15, please call either of the undersigned.

Sincerely,

GEOMATRIX CONSULTANTS, INC.

A handwritten signature in black ink, appearing to read 'Daniel Del Grande'.

Daniel Del Grande, P.E.
Project Engineer

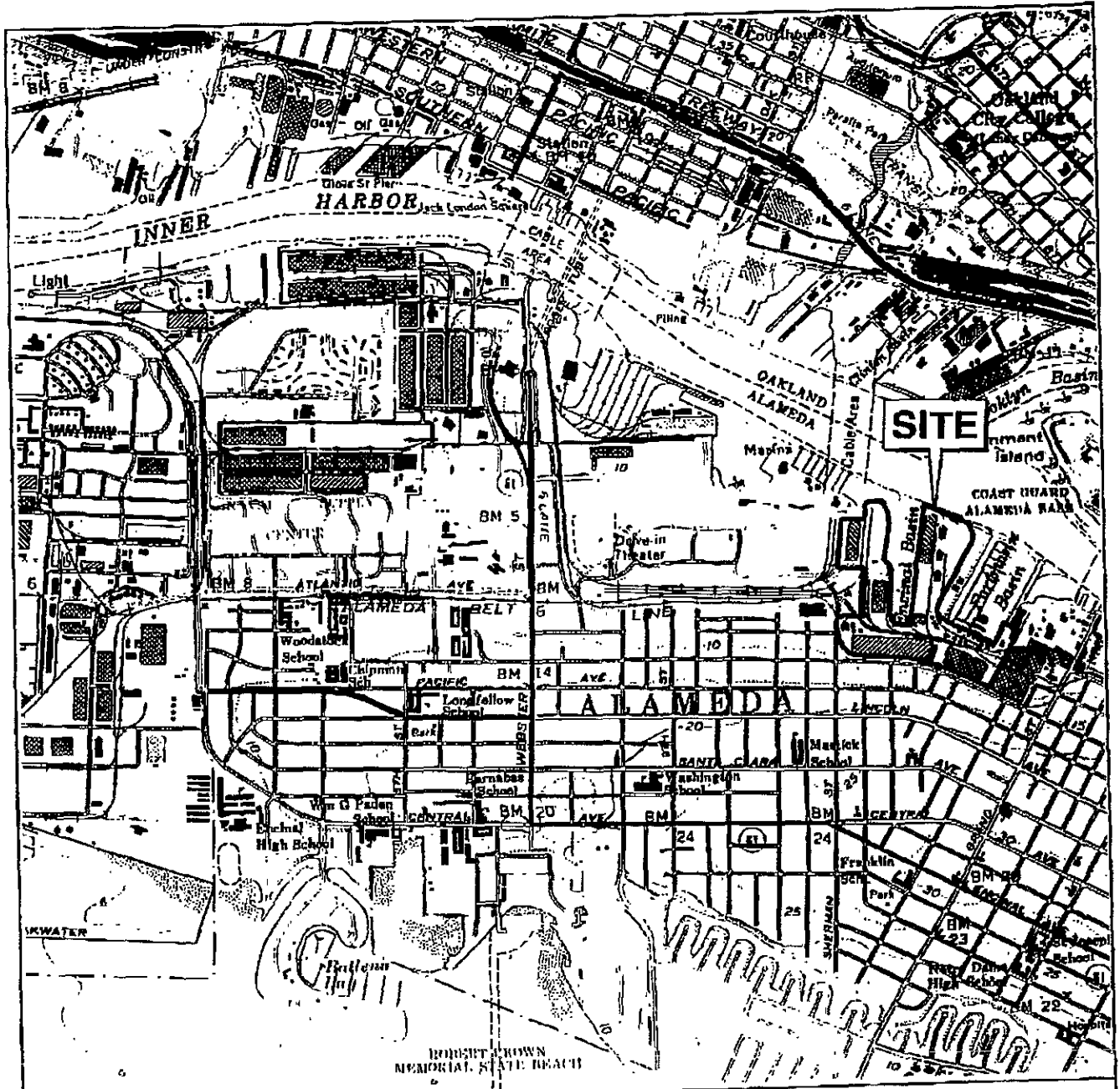
A handwritten signature in black ink, appearing to read 'Tom Graf'.

Tom Graf, P.E.
Principal Engineer

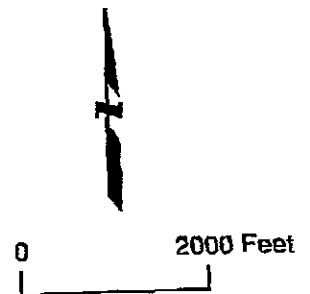
TEG/DDG/dmm
1842530EXCA.LTR

cc: Sum Arigala, RWQCB
Peter Wang, Encinal Real Estate

Attachments: Figure 1 - Location Map
Figure 2 - Excavation Plan

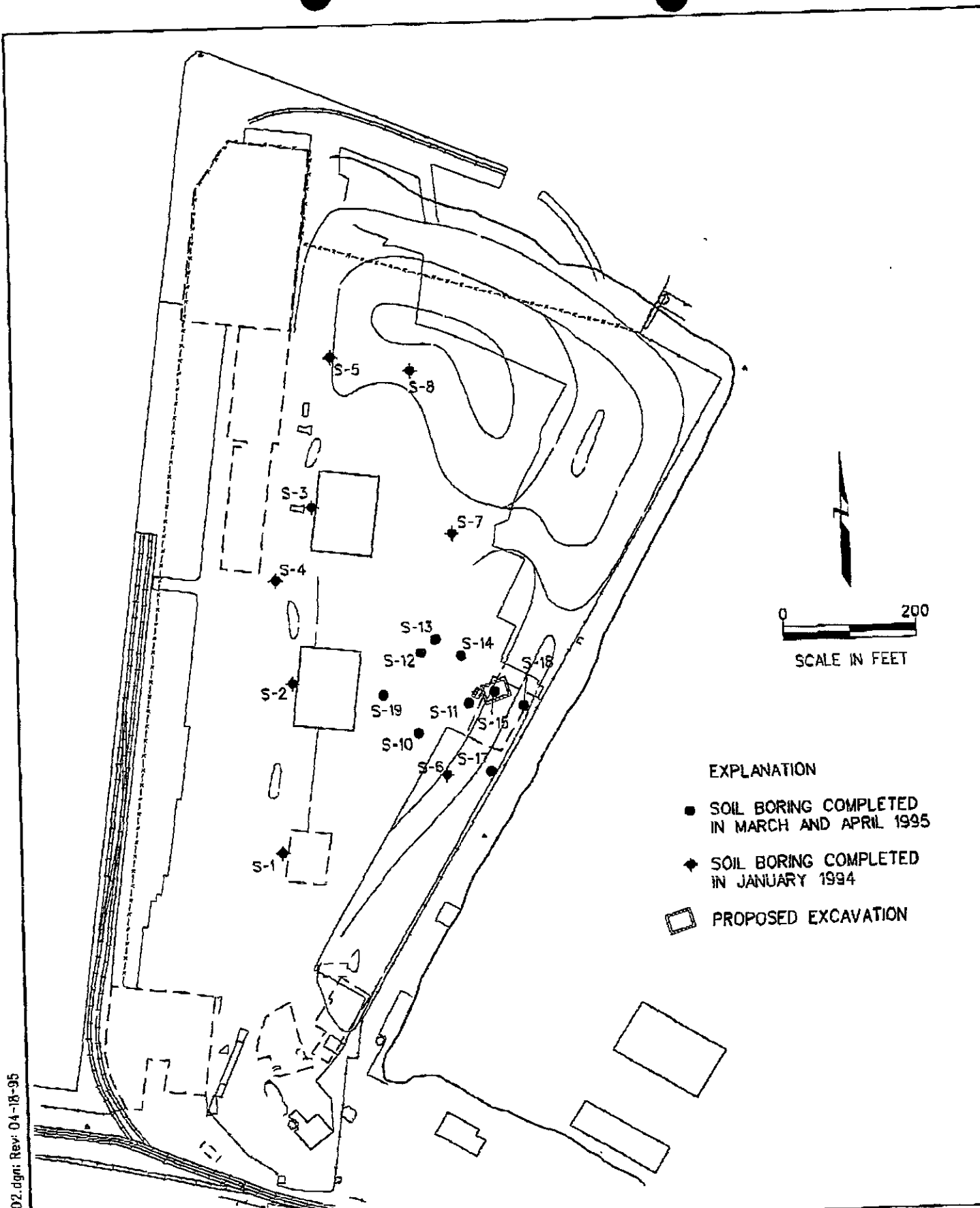


Source: U.S.G.S., Oakland West, California
 7.5-minute series topographic map, 1980.



SITE LOCATION MAP
 Encinal Terminal
 1521 Buena Vista Avenue
 Alameda, California

Figure
 1
 Project No.
 2530



EXPLANATION

- SOIL BORING COMPLETED IN MARCH AND APRIL 1995
- ◆ SOIL BORING COMPLETED IN JANUARY 1994
- PROPOSED EXCAVATION

2530.03/ENCL495/02.dgn: Rev: 04-18-95



LOCATION OF SOIL BORINGS AND PROPOSED EXCAVATION
 ENCINAL TERMINALS-CONTAINER CARE LEASE
 1521 BUENA VISTA AVENUE
 ALAMEDA, CALIFORNIA

Figure
 2
 Project No.
 2530

30 January 1995
Project No. 2530.01

Ms. Juliet Shin
Alameda County Health Care Services Agency
1131 Harbour Bay Parkway
Alameda, CA 94502

Subject: Response to Questions Regarding
Workplan Revisions for Encinal Terminals
Alameda, California

Dear Juliet:

This letter follows our telephone conversation of 25 January, 1995 regarding Geomatrix's 19 January 1995 letter to you regarding revisions to the workplan submitted to you for the Encinal Terminal Site. During our conversation you had questions relating to the following:

1. Size of filter proposed for filtering groundwater samples for diesel analysis:
We propose to use a 0.2 micron filter. *will use 0.45 micron filter.*
2. Applicability of testing for EPA Method 8010 and gasoline constituents in the vicinity of the waste oil sump: Although one soil sample already analyzed from the sump vicinity did not contain these constituents, it is not clear from the existing data that the boring location would provide adequate characterization for the potential presence of these constituents. Therefore, we have included these analyses to provide a more complete data set.
3. Intended plan for addressing diesel tank "A" after obtaining data from single boring: The intent of the single boring is to obtain a "worst case" groundwater sample from the former diesel tank location. If access is warranted and possible, additional locations between the former diesel tank "A" area and the estuary will be tested to evaluate the extent, if any, of residual constituents in groundwater. The need for additional data will be discussed with ACHCSA after completion of this phase of work.
4. ACHCSA requirement of permanent monitoring wells at the site: After completion of this phase of work, the data will be evaluated to assess the potential for significant impact to groundwater or the adjacent estuary. Based on evaluation of the data Geomatrix will discuss our conclusions with ACHCSA to assess the need, if any, for long-term site monitoring.

Geomatrix Consultants, Inc.
Engineers, Geologists, and Environmental Scientists

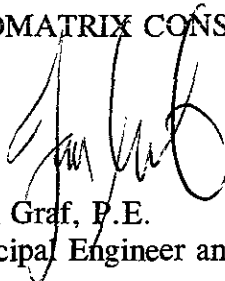
2/9/95 - work has already been implemented.

Ms. Juliet Shin
Alameda County Health Services Agency
30 January 1995
Page 2

Please call me if you have any additional questions or need clarification of any of the above items. Due to the continuing rain, we have temporarily delayed initiation of field work for this program.

Sincerely,

GEOMATRIX CONSULTANTS, INC.



Tom Graf, P.E.
Principal Engineer and Vice President

TG\mav
CONTR\25301ANS.LTR

21

100 Pine Street, 10th Floor
San Francisco, CA 94111
(415) 434-9400 • FAX (415) 434-1365
19 January 1995
Project 2530.01



Ms. Juliet Shin
Alameda County Health Care Services Agency
1131 Harbour Bay Parkway
Alameda, California 94502

Subject: Workplan Revisions
Former Petroleum Hydrocarbon Tanks
Encinal Terminals
1521 Buena Vista Avenue
Alameda, California

Dear Ms. Shin:

We are sending you this letter on behalf of Encinal Terminals to keep you informed of progress regarding the underground petroleum tank investigations required by Alameda County Health Care Services Agency (ACHCSA) at the project site. You have received two workplans for site characterization dated 22 June 1994 (regarding the former underground gasoline tanks and above ground waste oil tank) and 19 September 1994 (regarding the former underground diesel tanks). In your letters dated 7 July 1994 and 18 October 1994, you indicated that the scope of work is acceptable for preliminary site characterization. Preparation for fieldwork including permitting, completing a health and safety plan, and scheduling began in December 1994. Based on our utility survey and site reconnaissance performed in January 1995, as well as further review, we have made the following changes to the workplans:

1. Potential boring locations are severely limited in the vicinity of diesel tank "A" due to the close proximity of the former tank to above-ground bulk liquid tanks, surface piping, sumps, and miscellaneous machinery. We propose to place only one boring near this former tank, to be located within five feet north of the tank excavation. Based on the location of the harbor approximately 100 feet north of the former tank excavation, this boring will likely be downgradient of the former tank.
2. All the borings will be completed as temporary piezometers using 1.5-inch diameter slotted casing, and will be protected from surface run-off.
3. Based on our previous experience at this site, the borings will encounter the uppermost groundwater within the Bay Mud clay, which has a very low permeability. These borings will produce water very slowly, and a full liter of groundwater may not be recovered during a sampling event. Therefore, detection limits on diesel analyses in groundwater may be higher than 50 micrograms per liter if a full liter of groundwater cannot be recovered from the piezometer.
4. It is anticipated that grab groundwater samples recovered from the Bay Mud will have high turbidity. Therefore, the diesel samples will be filtered in the field to remove particulates which are present due to the sampling technique. Biogenic materials may also be present in the soil and should not be quantified as petroleum

Ms. Juliet Shin
Alameda County Health Care Services Agency
19 January 1995
Page 2

hydrocarbons. These materials include tallow which has historically been used at this site, and native biogenic material in the organic Bay Mud. Therefore, a silica-gel clean-up will be conducted by the laboratory on samples to be analyzed for diesel and/or motor oil prior to analysis.


5. In order to meet San Francisco Bay Regional Water Quality Control Board analytical recommendations, groundwater samples from the former gasoline tank areas will be analyzed for lead, and samples from the former waste oil tank area will be analyzed for gasoline by EPA Method 8015 and volatile organics by EPA Method 8010 in addition to the analyses proposed in the workplan. Groundwater samples from the former diesel tank areas will not be analyzed for gasoline as proposed in the workplan based on RWQCB guidelines.
6. Acid will not be added to samples to be analyzed for BTEX because of the foaming reaction encountered with previous groundwater samples collected from this site. Samples will be analyzed within allowable holding times for samples without acid (7 days).
7. A groundwater sample will be collected for PNA analysis downgradient of the former waste oil tank and the diesel tanks, and a groundwater sample will be collected for analysis of gasoline additives downgradient of the former gasoline tanks after the groundwater gradient survey has been completed. *etray*

Because of the temporary nature of the piezometers, we feel it is prudent to conduct fieldwork after the current series of rainstorms. We plan to complete the fieldwork as soon as we can reasonably expect about a week of dry weather.

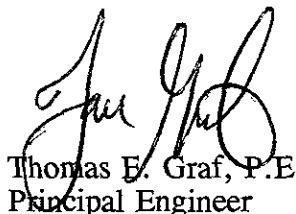
Please call either of the undersigned if you have any questions.

Sincerely,

GEOMATRIX CONSULTANTS, INC.



Cheri Y. Page, R.G.
Project Geologist



Thomas E. Graf, P.E.
Principal Engineer

CYP/TEG/lam
CONTR\25301WPR.LTR

cc: Mr. Peter Wang - President, Encinal Terminals



Encinal Terminals

(510) 523-8800
FAX (510) 521-5814
1521 BUENA VISTA AVENUE
P.O. BOX 2453
ALAMEDA, CA 94501-0251

October 24, 1994


Ms. Juliet Shin
Alameda County Health Care Agency
Department of Environmental Health
Hazardous Materials Division
80 Swan Way
Room #200
Oakland, CA 94621

Re. The Work plan for soil & Ground water characterization
Encinal Terminals, Alameda

Dear Ms. Shin:

In reference to your letter dated October 18, 1994, we will contact to Geomatrix for them to proceed on the studies concerned by the due date. Thanks for your cooperation.

Very truly yours,


Wang Chengben

shin/wcb

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, Assistant Agency Director

October 18, 1994

Mr. Peter Wang
Encinal Terminals
1521 Buena Vista Ave.
Alameda, CA 94501

DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Division
80 Swan Way, Rm. 200
Oakland, CA 94621
(510) 271-4320

STID 3522

Re: Work plan for Soil and Ground water Characterization at
Tank Locations "A" and "B", located at 1521 Buena Vista
Ave., Alameda

Dear Mr. Wang,

This office has reviewed Geomatrix' work plan, dated September 19, 1994, for further soil and ground water investigations at tank locations "A" and "B". It is the understanding of this office that the proposed piezometers are equivalent to permanent monitoring wells, that can be monitored on a quarterly basis per the Regional Water Quality Control Board's guidelines. If not, permanent monitoring wells should be installed, and monitored for a minimum of four quarters. Additionally, please be reminded to screen the monitoring wells adequately above and below the shallowest and deepest historical water tables.

With the above conditions, the work plan is acceptable to this office. Field work should commence within 60 days of the date of this letter. A report documenting the proposed work shall be submitted to this office within 45 days after completing field activities.

If you have any questions or comments, please contact me at (510) 567-6763.

Sincerely,

Juliet Shin
Senior Hazardous Materials Specialist

cc: Cheri Y. Page, R.G.
Geomatrix Consultants, Inc.
100 Pine St., 10th Floor
San Francisco, CA 94111

Edgar Howell

SEMCO

JAMES C. BATEMAN PETROLEUM SERVICES, INC.
ENVIRONMENTAL & GENERAL ENGINEERING CONTRACTORS

LICENSE # 449864 A, B, C61/D40

HAZARDOUS SUBSTANCES REMOVAL AND REMEDIAL ACTIONS CERTIFICATION

1217 SOUTH 7TH STREET, MODESTO, CA 95351

(209) 524-9653 FAX #: (209) 524-0503

DATE: 8/25/94 TIME: 1:45 P.M.

ATTENTION: Juliet Shin

COMPANY: Alameda County Environmental Health

FAX NUMBER: (510) 337-9335

FROM: Tom Fleming

MESSAGE:

Please call me if you have any
questions. Thank you

NUMBER OF PAGES INCLUDING COVER SHEET: 2

PLEASE CALL TO CONFIRM RECEIPT OR REPORT TRANSMISSION V
DIFFICULTIES.

SEMCO

ENVIRONMENTAL & GENERAL ENGINEERING CONTRACTOR
LICENSE # 449864 A, B, C61/D40, HAZARDOUS CERTIFICATION
1217 So. 7th STREET, MODESTO, CALIFORNIA 95351 (209) 524-9653
(209)524-9653, FAX# (209)524-0503

August 25, 1994

Juliet Shin
Alameda County
Department of Environmental Health
1131 Harbor Bay Park Way, Ste 250
Alameda, California 94502

Re: 1521 Buena Vista Avenue, Alameda, California

Subject: Closure of Tank Removal Excavations


Dear Ms. Shin,

Per our telephone conversation today, Semco has been directed by the owner of the above referenced property to close the excavations remaining from the tank removal activities. All soil excavated during the tank removal will be stockpiled on site, and covered with plastic per state and local codes. The excavations will be backfilled with clean imported fill material, and resurfaced with concrete per the Semco Proposal #93-3504.

As this activity will close out our current contract with the property owner, further involvement by Semco in this project is uncertain. I have informed the property owner that the environmental issues will need to be addressed at some point in time.

If you should have any questions please feel free to contact me at (209) 524-9653

Sincerely,
Semco



Doug Flaming,
Operations Manager

TRANSMIT REPORT

1994, 08-22 16:54
 510 337 9335
 ALAMEDA CO EHS HAZ-OPS

COM No.	REMOTE STATION	START TIME	DURATION	PAGES	RESULT	USER ID	REMARKS
463	4152960944	08-22 16:40	00' 54	00/04	T242		PLEASE CALL BACK
	4152960944	08-22 16:48	02' 01	02/04	T242		PLEASE CALL BACK
	4152960944	08-22 16:53	00' 53	00/04	T239		PLEASE CALL BACK

7499402046

Post-It™ brand fax transmittal memo 7671		# of pages	4
To	Steven Boudrogh	From	Juliet Shin
Co.	Fugro	Co.	
Dept.		Phone #	(510) 567-6763
Fax #	(415) 296-0944	Fax #	

July 7, 1994

Mr. Peter Wang
 Encinal Terminals
 1521 Buena Vista Ave.
 Alameda, CA 94501

STID 3522

Re: Work plan for Encinal Terminals, located at 1521 Buena Vista Avenue, Alameda, California

Dear Mr. Wang,

This office has reviewed GeoMatrix's work plan, dated June 22, 1994, for the above site. This office is requesting that you submit an addendum to this work plan, within 60 days of the date of this letter, addressing soil and ground water investigations related to the two recently removed diesel underground storage tanks, as outlined in the County's May 9, 1994 letter to Encinal Terminals. Soil samples collected from these diesel tanks identified up to 380 parts per million (ppm) Total Petroleum Hydrocarbons as diesel (TPHd). Additionally, according to Fugro West's Phase I Assessment Report, soil samples collected from borings placed around these former tanks identified up to 1,700 ppm TPHd and traces of TPH as gasoline, toluene, ethylbenzene, xylenes, and elevated levels of lead.

The addendum shall address the delineation of the extent and severity of soil contamination at these diesel tank sites, and a "wet" test for the elevated levels of lead identified in the soil. As stated in the May 9, 1994 letter to Encinal Terminals, the

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

July 7, 1994

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Encinal Terminals
1521 Buena Vista Ave.
Alameda, CA 94501

STID 3522

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The addendum shall address the delineation of the extent and severity of soil contamination at these diesel tank sites, and a "wet" test for the elevated levels of lead identified in the soil. As stated in the May 9, 1994 letter, it appears that, based on Fugro West's investigations, soil contamination may be extensive in this area, and the extent of soil contamination should be delineated before assuming that overexcavation is the most practical remedial solution for this contamination.

Additionally, guidelines established by the California Regional Water Quality Control Board (RWQCB) require that ground water investigations be conducted when unacceptable levels of soil contamination are identified to indicate that there may have been an impact to ground water.

You are required to determine the extent and severity of any ground water contamination resulting from the release at both the diesel and gas/waste oil tank sites. These investigations must

Mr. Peter Wang
Re: 1521 Buena Vista Ave.
July 7, 1994
Page 2 of 4

be conducted in accordance with the RWQCB's Staff Recommendations for the Initial Evaluation and Investigation of Underground Tanks, 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 permanent ground water monitoring well must be installed within 10 feet of the observed soil contamination, oriented in the confirmed downgradient direction relative to ground water flow. In the absence of neighboring monitoring wells located within 100 feet of the site, or any other data identifying the confirmed downgradient direction, a minimum of three wells will be required to verify gradient direction. During installation of these wells, soil samples are to be collected at five-foot-depth intervals, any significant changes in lithology, and the soil/water interface.
- o Subsequent to the installation of the monitoring wells, these wells must be surveyed to an established benchmark, (i.e., Mean Sea Level) with an accuracy of 0.01 foot. Ground water samples are to be collected and analyzed quarterly, and water level measurements are to be collected monthly for the first three months, and then quarterly thereafter. If the initial ground water elevation contours indicate that ground water flow directions vary greatly than you will be required to continue monthly water level measurements until the ground water gradient behavior is known.

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 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 ground water.

After installing the required monitoring wells, 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.

Mr. Peter Wang
Re: 1521 Buena Vista Ave.
July 7, 1994
Page 3 of 4

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 ground water contamination characterization
- o Interpretations 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 or remediation

Please be reminded that, subsequent to placing and sampling the proposed five temporary piezometers, you will be required to install permanent monitoring wells in the area of the former gas tanks and waste oil sump. The same ground water investigation requirements, outlined above, also apply in this case as well. Please submit a detailed timetable, with the required work plan addendum, for when you plan to install the piezometers and permanent monitoring wells (for both the gas and diesel sites), delineate the extent of soil contamination at the diesel tank sites, conduct quarterly monitoring, etc.

This office has some conflicting information on the sampling and excavation of the former waste oil sump. Blymyer Engineer's (Blymyer) March 8, 1988 report and a phone conversation log, dated April 13, 1992, with Mr. Lewis, Blymyer, states that 700 ppm Oil & Grease was identified from a soil sample collected from beneath the sump following soil excavation. However, Blymyer's June 9, 1993 report states that a soil sample collected from beneath the sump, following excavation, identified 250 ppm Oil & Grease. This office has no lab analysis results for the soil sample identifying 250 ppm Oil & Grease. Please submit the lab results for this sample analysis with the work plan addendum.

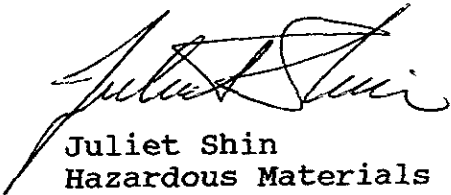
Mr. Peter Wang
Re: 1521 Buena Vista Ave.
July 7, 1994
Page 4 of 4

Lastly, Blymyer's June 9, 1993 report states that the stockpiled soil from the gas tank removals was hauled to Forward Landfill in Manteca. This office has no documentation for this soil disposal. Please submit the soil disposal documentation with the work plan addendum.

Again, please submit an addendum to June 22, 1994 work plan, incorporating all the above work and information, **within 60 days of the date of this letter**. Please be advised that this is a formal request for a work plan pursuant to **Section 2722 (c)(d) of Title 23 California Code of Regulations**. Any extensions of the stated deadlines, or modifications of the required tasks, must be confirmed in writing by either this agency or RWQCB.

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

Sincerely,



Juliet Shin
Hazardous Materials Specialist

cc: Elizabeth A. Nixon
GeoMatrix
100 Pine Street, 10th Floor
San Francisco, CA 94111

Edgar Howell-File(JS)

Post-It™ brand fax transmittal memo 7671		# of pages ▶ 4
To Steven Boudrogh	From Juliet Shin	
Co. Fugro	Co.	
Dept.	Phone # (510) 567-6763	
Fax # (415) 296-0944	Fax #	

July 7, 1994

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 Encinal Terminals
 1521 Buena Vista Ave.
 Alameda, CA 94501

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Sincerely,

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Hazardous Materials Specialist

cc: Elizabeth A. Nixon
GeoMatrix
100 Pine Street, 10th Floor
San Francisco, CA 94111

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

May 9, 1994

Peter Wang
Encinal Terminals
1521 Buena Vista Avenue
Alameda, CA 94501

STID 3522

Re: Investigations at Encinal Terminals, located at 1521 Buena Vista Avenue, Alameda, California

Dear Mr. Wang,

This office received Blymyer Engineer's Preliminary Site Investigation, dated June 9, 1993, on April 11, 1994, and has had the opportunity to review this report. Although ground water samples collected from the newly installed wells, MW-1, MW-3, and MW-4, did not identify any contamination, it appears that these wells are not screened properly.

Having reviewed the ground water information for other Alameda sites, the water table consistently lies at approximately 5 to 10 feet below ground surface (bgs) in Alameda. Contrary to Blymyer's statement that the ground water at the site is semi-confined and lies at roughly 19 feet bgs, the depth-to-water and soil log information provided in Blymyer's report suggests that the water table also lies at approximately 5 feet bgs, which is consistent with the ground water information from the other Alameda sites.

As is commonly known, both dissolved phase and separate-phase hydrocarbons tend to float on top or near the top of the water table. However, monitoring wells MW-1, MW-3, and MW-4 are not screening across the water table, but rather 5 to 10 feet below the water table. Therefore, samples collected from the on-site monitoring wells may not be representative of the current ground water condition.

Furthermore, it appears that shallow ground water, at least above 10 feet bgs, has been impacted, according to the sampling results from boring SB-1. Well MW-4, located in the same area as SB-1, may not be identifying any ground water contamination due to the fact that it is screening from 15 to 35 feet bgs.

Therefore, you are required to install and sample monitoring wells that will be screened adequately above the water table, or submit a thorough explanation and detailed documentation

Mr. Peter Wang
Re: 1521 Buena Vista Ave
May 9, 1994
Page 2 of 3

supporting Blymyer's statement that the current on-site wells are screened adequately. A work plan will be due to this office **within 45 days** of the date of this letter.

You will be required to analyze future soil and ground water samples for TPHg, TPHd, BTEX, and Oil & Grease (using Method 5520 instead of 418.1).

Please submit the documentation or paper work for the disposal of excavated soil to Casmalia Resources and Forward Landfill in Manteca.

This office has received and reviewed portions of Fugro West's Phase I Assessment Report. According to the report, borings were placed around the recently removed underground storage tanks at the site and soil samples were collected from these borings and analyzed. Elevated levels of diesel, up to 1,700 ppm, and traces of gas and toluene, ethylbenzene, and xylenes were identified from the boring samples collected from 5 to 10 feet below ground surface. Additionally, elevated levels of lead were consistently identified in these samples.

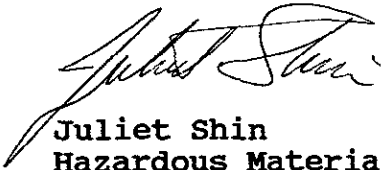
You are required to submit a work plan addressing the delineation of the extent and severity of soil contamination at these tank sites. The work plan shall also address ground water investigations and a "wet" test for lead. This office is aware that SEMCO recently submitted a work plan, dated April 29, 1994, proposing overexcavation of the tank pits, however, the reasoning behind their proposal was that the contaminated soil was thought to be limited in extent due to the "low levels" identified in the tank pit soil samples. However, based on the fact that elevated levels of diesel were identified from Fugro West's borings, it appears that the soil contamination may not be as limited in extent as initially presumed, therefore, this office recommends that the extent of soil contamination be delineated first, before assuming that overexcavation is the most practical remedial solution for the soil contamination.

The work plan, addressing the above investigations, is due to this office **within 45 days** of the date of this letter.

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Peter Wang
Re: 1521 Buena Vista Ave.
May 9, 1994
Page 3 of 3

Sincerely,



Juliet Shin
Hazardous Materials Specialist

cc: Elizabeth Nixon
Geomatrix
100 Pine Street, 10th Floor
San Francisco, CA 94111

Doug Fleming
SEMCO
1217 So. 7th Street
Modesto, CA 95351

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

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Therefore, you are required to install and sample monitoring wells that will be screened adequately above the water table, or submit a thorough explanation and detailed documentation

Mr. Peter Wang
Re: 1521 Buena Vista Ave
May 9, 1994
Page 2 of 3

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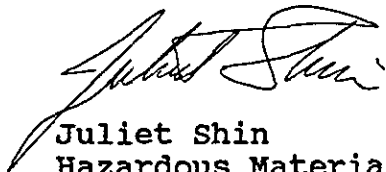
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Peter Wang
Re: 1521 Buena Vista Ave.
May 9, 1994
Page 3 of 3

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Juliet Shin
Hazardous Materials Specialist

cc: Elizabeth Nixon
Geomatrix
100 Pine Street, 10th Floor
San Francisco, CA 94111

Doug Fleming
SEMCO
1217 So. 7th Street
Modesto, CA 95351

Edgar Howell-File(JS)

BLYMYER
ENGINEERS, INC.



ALCO
HAZMAT

April 7, 1994
94 APR 11 PM 1:53 Job No. 92150

Ms. Juliet Shin
Alameda County Health Care Services Agency
80 Swan Way, Rm. 200
Oakland, CA 94621

Subject: Encinal Terminals
1521 Buena Vista Avenue
Alameda, California

Dear Juliet:

Enclosed is the *Site Assessment Preliminary Site Investigation* report, dated June 9, 1993, completed by Blymyer Engineers, Inc. for the above referenced facility.

Please call me at (510) 521-3773 with any questions or comments.

Sincerely,

Blymyer Engineers, Inc.

Laurie A. Buckman
Project Geologist

cc: Mr. Peter Wong, Encinal Terminals

Enclosure

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

April 6, 1994

Peter Wang
Encinal Terminals
1521 Buena Vista Ave.
Alameda, CA 94501

STID 3522

Re: Investigations at 1521 Buena Vista Ave., Alameda, CA

Dear Mr. Wang,

This office received a work plan from your consultants, Blymyer, on February 16, 1993, proposing the installation of two ground water monitoring wells and one piezometer. This work plan was approved on February 23, 1993. To this date, this office has not received a report documenting the proposed work. Per my conversation with you and your consultant, Laurie Buckman, on April 6, 1994, Blymyer ~~did~~ prepare a report and sent you a copy intended for this office. Please submit this report **within 30 days** of the date of this letter.

Additionally, per Article 5, Title 23 California Code of Regulations, you are required to implement quarterly ground water monitoring and reporting at the site. A quarterly ground water monitoring report is due to this office **within 45 days** of the date of this letter. 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.
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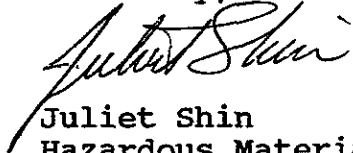
Mr. Peter Wang
Re: 1521 Buena Vista Ave.
April 6, 1994
Page 2 of 2

- o Recommendations or plans for additional investigative work or remediation.

Lastly, per our conversation on April 6, 1994, a Phase I Site Assessment was recently conducted at the site by Fugro Consultants, for Capitol Holdings, the lender for the site. It appears that this report documents some potential releases of contamination out at the site. As part of the reporting requirements, you are required to submit a copy of Fugro's investigation report to this office **within 30 days** of the date of this letter. Although you stated that you would not submit a copy of the whole report, for personal reasons, please be aware that all portions of the report pertaining to potential contaminant releases must be made available to this office for review.

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

Sincerely,



Juliet Shin
Hazardous Materials Specialist

cc: Steven Boudrogh
Fugro West, Inc.
1050 Melody Lane, Ste 160
Roseville, CA 95678

Laurie Buckman
Blymyer Engineers, Inc.
1829 Clement Ave.
Alameda, CA 94501-1395

Edgar Howell-File(JS)

April 6, 1994

Peter Wang
Encinal Terminals
1521 Buena Vista Ave.
Alameda, CA 94501

STID 3522

Re: Investigations at 1521 Buena Vista Ave., Alameda, CA

Dear Mr. Wang,

This office received a work plan from your consultants, Blymyer, on February 16, 1993, proposing the installation of two ground water monitoring wells and one piezometer. This work plan was approved on February 23, 1993. To this date, this office has not received a report documenting the proposed work. Per my conversation with you and your consultant, Laurie Buckman, on April 6, 1994, Blymyer **did** prepare a report and sent you a copy intended for this office. Please submit this report **within 30 days** of the date of this letter.

Additionally, per Article 5, Title 23 California Code of Regulations, you are required to implement quarterly ground water monitoring and reporting at the site. A quarterly ground water monitoring report is due to this office **within 45 days** of the date of this letter. 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 ground water contamination characterization.
- o Interpretations 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 or remediation.

Lastly, per our conversation on April 6, 1994, a Phase I Site Assessment was recently conducted at the site by Fugro Consultants, for Capitol Holdings, the lender for the site. It appears that this report documents some potential releases of contamination out at the site. As part of the reporting requirements, you are required to submit a copy of Fugro's investigation report to this office **within 30 days** of the date of this letter. Although you stated that you would not submit a copy of the whole report, for personal reasons, please be aware that all portions of the report pertaining to potential contaminant releases must be made available to this office for review.

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

Sincerely,

Juliet Shin
Hazardous Materials Specialist

cc: Steven Boudrogh
Fugro West, Inc.
1050 Melody Lane, Ste 160
Roseville, CA 95678

Laurie Buckman
Blymyer Engineers, Inc.
1829 Clement Ave.
Alameda, CA 94501-1395

Edgar Howell-File(JS)

pg 2 of 3

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH

80 Swan Way, #200
Oakland, CA 94621
(415) 271-4320

Hazardous Materials Division Inspection Form

Site ID# 3522 Site Name Encinal Terminals Today's Date 4, 5, 94

Site Address 1521 Buena Vista Ave EPA ID# _____

City Alameda Zip 94 501 Phone _____

MAX Amt. Stored > 500lbs/55g/200cf? Y N
Hazardous Waste generated per month? _____

Inspection Categories:

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

The marked items represent violations of the Calif. Administration Code (CAC), or the Health & Safety Code (HS&C)

I.A GENERATOR (Title 22)

- | | | |
|-------|-----------------------------|-------------|
| ___ | 1. Waste ID | 66471 |
| ___ | 2. EPA ID | 66472 |
| ___ | 3. > 90 days | 66508 |
| ___ | 4. Label dates | 66508 |
| ___ | 5. Biennial | 66493 |
| <hr/> | | |
| ___ | 6. Records | 66492 |
| ___ | 7. Correct | 66484 |
| ___ | 8. Copy sent | 66492 |
| ___ | 9. Exception | 66484 |
| ___ | 10. Copies Rec'd | 66492 |
| <hr/> | | |
| ___ | 11. Treatment | 66371 |
| ___ | 12. On-site Disp. (H.S.&C.) | 26189.5 |
| ___ | 13. Ex Haz. Waste | 66570 |
| <hr/> | | |
| ___ | 14. Communications | 67121 |
| ___ | 15. Aisle Space | 67124 |
| ___ | 16. Local Authority | 67126 |
| ___ | 17. Maintenance | 67120 |
| ___ | 18. Training | 67105 |
| <hr/> | | |
| ___ | 19. Prepared | 67140 |
| ___ | 20. Name List | 67141 |
| ___ | 21. Copies | 67141 |
| ___ | 22. Emg. Coord. Trng. | 67144 |
| <hr/> | | |
| ___ | 23. Condition | 67241 |
| ___ | 24. Compatibility | 67242 |
| ___ | 25. Maintenance | 67243 |
| ___ | 26. Inspection | 67244 |
| ___ | 27. Buffer Zone | 67246 |
| ___ | 28. Tank inspection | 67259/loose |
| ___ | 29. Containment | 67245/eam |
| ___ | 30. Safe Storage | 67261 |
| ___ | 31. Freeboard | 67257 |

Comments:

Arrived on site at 9:45 AM - to oversee removal of two 3,000-gallon diesel USTs at Plant Two. (Correction: one 1,000-gallon at Plant Two and one 2,000-gallon down the street.) The 2,000-gallon diesel UST is located at the east end of the property. Manifest # 92863895 for both USTs, being taken to Erickson. The 1,000-gallon UST was sitting such that its ends were North/South. The fill end was to the South. The tanks' end seams, on the north end, had the "lead wrap" eroded away, such that I could stick my screw-driver into the seam. No apparent holes, other than in tank and some corrosion. Groundwater was observed in 2,000-gallon tank pit. A consultant from Fugro was out at site, Alan Klein, representing Capital Holding. Apparently, Capital Holding had Fugro collect soil samples from 4 hand augers per tank prior to this tank removal. According to Alan, they prepared a report and gave it to Capital Holding. They will analyze soil and groundwater samples for

I.B TRANSPORTER (Title 22)

- | | | |
|-------|---------------------------|-------|
| ___ | 32. Applic./Insurance | 66428 |
| ___ | 33. Comp. Cert./CHP Insp. | 66448 |
| ___ | 34. Containers | 66465 |
| <hr/> | | |
| ___ | 35. Vehicles | 66465 |
| ___ | 36. EPA ID #s | 66531 |
| ___ | 37. Correct | 66541 |
| ___ | 38. HW Delivery | 66543 |
| ___ | 39. Records | 66544 |
| <hr/> | | |
| ___ | 40. Name/ Covers | 66545 |
| ___ | 41. Recyclables | 66800 |

Rev 6/88

Contact: Terry Hamilton
 Title: President, SEMCO
 Signature: Terry Hamilton

Inspector: Juliet Shier
 Signature: Juliet Shier

Page 3

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH

80 Swan Way, #200 Oakland, CA 94621 (415) 271-4320

Hazardous Materials Division Inspection Form

Site ID# 3522 Site Name Encinal Terminals Today's Date 4/5/94
Site Address 1521 Buena Vista Ave EPA ID#
City Alameda Zip 94501 Phone

MAX Amt. Stored > 500lbs/55g/200cf? Y N
Hazardous Waste generated per month?

Inspection Categories:

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

The marked items represent violations of the Calif. Administration Code (CAC) or the Health & Safety Code (HS&C)

I.A GENERATOR (Title 22)

- 1. Waste ID 66471
2. EPA ID 66472
3. > 90 days 66508
4. Label dates 66508
5. Biennial 66493
6. Records 66492
7. Correct 66484
8. Copy sent 66492
9. Exception 66484
10. Copies Rec'd 66492
11. Treatment 66371
12. On-site Disp. (H.S.&C.) 26189.5
13. Ex Haz. Waste 66570
14. Communications 67121
15. Aisle Space 67124
16. Local Authority 67126
17. Maintenance 67120
18. Training 67105
19. Prepared 67140
20. Name List 67141
21. Copies 67141
22. Emg. Coord. Trng. 67144
23. Condition 67241
24. Compatibility 67242
25. Maintenance 67243
26. Inspection 67244
27. Buffer Zone 67246
28. Tank Inspection 67259
29. Containment 67245
30. Safe Storage 67251
31. Freeboard 67257

Comments:

TPHd and BTEX. One groundwater sample collected from pit and one soil sample from either end at the soil/water interface. The soil sample from the south end was collected from ~4 to 5' bgs and had staining and staining. When the sample was being compressed into the brass tube, an oily substance appeared to be compressed to the surface. Soil type is sandy and contained mussel shells. Stained soil observed at either end of tank. Another soil sample collected from same depth at north end, also exhibited odor & staining. The 1,000-gallon dented UST was located partially under a storage building, and it was double tar wrapped w/ most of the wrapping still on it. No apparent holes. Approximately 35 to 40 yd^3 of soil excavated from this pit. Four soil samples will be collected from the stockpile and one will be chosen for discreet or all four will be composited. The south end sample could not be collected at the very end of where

I.B TRANSPORTER (Title 22)

- 32. Applic./Insurance 66428
33. Comp. Cert./CHP Insp. 66448
34. Containers 66465
35. Vehicles 66465
36. EPA ID #s 66531
37. Correct 66541
38. HW Delivery 66543
39. Records 66544
40. Name/ Covers 66545
41. Recyclables 66800

Rev 6/88

Contact: Terry Hamilton
Title: President, Semco
Signature: [Signature]

Inspector: Juliet Shin
Signature: [Signature]

Pg 3 of 3

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH

80 Swan Way, #200
Oakland, CA 94621
(415) 271-4320

Hazardous Materials Division Inspection Form

Site ID# 3522 Site Name Encinal Terminals Today's Date 4/5/94
 Site Address 1521 Buena Vista EPA ID# _____
 City Alameda Zip 94501 Phone _____

MAX Amt. Stored > 500lbs/55g/200cf? Y N
 Hazardous Waste generated per month? _____

Inspection Categories:

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

The marked items represent violations of the Calif. Administration Code (CAC) or the Health & Safety Code (HS&C)

IA GENERATOR (Title 22)

- | | | |
|-------------------|---------------------------------|---------|
| ___ | 1. Waste ID | * 66471 |
| ___ | 2. EPA ID | 66472 |
| ___ | 3. > 90 days | 66508 |
| ___ | 4. Label dates | 66508 |
| ___ | 5. Biennial | 66493 |
| <hr/> | | |
| Manifest | ___ 6. Records | 66492 |
| | ___ 7. Correct | 66484 |
| | ___ 8. Copy sent | 66492 |
| | ___ 9. Exception | 66484 |
| | ___ 10. Copies Rec'd | 66492 |
| <hr/> | | |
| Misc. | ___ 11. Treatment | 66371 |
| | ___ 12. On-site Disp. (H.S.&C.) | 26189.5 |
| | ___ 13. Ex Haz. Waste | 66570 |
| <hr/> | | |
| Prevention | ___ 14. Communications | 67123 |
| | ___ 15. Aisle Space | 67124 |
| | ___ 16. Local Authority | 67126 |
| | ___ 17. Maintenance | 67120 |
| | ___ 18. Training | 67105 |
| <hr/> | | |
| Confin. gency | ___ 19. Prepared | 67140 |
| | ___ 20. Name List | 67141 |
| | ___ 21. Copies | 67141 |
| | ___ 22. Emg. Coord. Trng. | 67144 |
| <hr/> | | |
| Containers, Tanks | ___ 23. Condition | 67241 |
| | ___ 24. Compatibility | 67242 |
| | ___ 25. Maintenance | 67243 |
| | ___ 26. Inspection | 67244 |
| | ___ 27. Buffer Zone | 67246 |
| | ___ 28. Tank Inspection | 67259 |
| | ___ 29. Containment | 67245 |
| | ___ 30. Safe Storage | 67261 |
| | ___ 31. Freeboard | 67257 |

Comments:

tank used to be, due to the building. A sample was collected as far in as possible, from about 8' bgs, beneath building. No apparent odor. A soil sample was collected from ~2 feet beneath tank on north end, also from ~8' bgs. Sandy, moist, dark soil w/ no hydrocarbon odor. No groundwater present in pit. Apparently, according to Terry, these tanks were not motor fuel tanks, but rather, they were connected to generators or boilers. SEMCO will wait to receive soil analytical results before determining whether to dispose of stockpiled soil off site or reuse it on site. The pits will be left open.

IB TRANSPORTER (Title 22)

- | | | |
|----------|---------------------------|-------|
| ___ | 32. Applic./Insurance | 66428 |
| ___ | 33. Comp. Cert./CHP Insp. | 66448 |
| ___ | 34. Containers | 66465 |
| <hr/> | | |
| Manifest | ___ 35. Vehicles | 66465 |
| | ___ 36. EPA ID #s | 66531 |
| | ___ 37. Correct | 66541 |
| | ___ 38. HW Delivery | 66543 |
| | ___ 39. Records | 66544 |
| <hr/> | | |
| Cont's | ___ 40. Name/ Covers | 66545 |
| | ___ 41. Recyclables | 66800 |

Rev 6/88

Contact: Terry Hamilton
 Title: President, Semco
 Signature: [Signature]

Inspector: Juliet Shinn
 Signature: [Signature]



Encinal Terminals

(510) 523-8800
FAX (510) 521-5814
1521 BUENA VISTA AVENUE
P.O. BOX 2453
ALAMEDA, CA 94501-0251

February 1, 1994

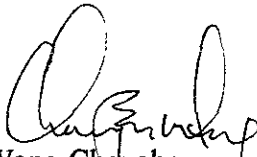
Ms. Juliet Shin
Alameda County Health Care Agency
Department of Environmental Health
Hazardous Materials Division
1131 Harbour Bay Parkway
Alameda, CA 94502

Re. The Work Plan for Soil & Ground water characterization
Encinal Terminals, Alameda

Dear Ms. Shin:

In reference to the enclosed letter dated January 30, 1995 written by Mr. Tom Graf of Geomatrix regarding to the captioned project, we agreed and contracted Geomatrix to proceed on the said project. If there is any questions you may be concerned, please do let us know. Thank you very much for your cooperation.

Very truly yours,


Wang Chengben
Peter Wang

shin/wcb

Project Specialist (print) Sublet Sami (copy)
 ALCO
 HAZMAT
 Please comply w/ comments
 in red ink
 94 JAN 24 PM 2:41

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
 416 Third Street, 4th Floor
 Oakland, CA 94612
 Telephone: (510) 271-4327

These plans have been reviewed and found to be acceptable, and they are hereby approved for use and local health laws compliance. It is the responsibility of the applicant to ensure that all applicable laws and regulations are followed. The Department of Environmental Health reserves the right to conduct inspections and to require the applicant to provide additional information as needed.

A permit is required for the installation, use, and maintenance of underground storage tanks (USTs) for the storage of petroleum products. The applicant must comply with all applicable laws and regulations, including those related to tank design, installation, and operation. The Department of Environmental Health will issue a permit upon approval of the plans and compliance with all applicable laws and regulations.

_____ of Tank and Piping

_____ Sealing

_____ Inspection

Issuance of a permit is dependent on compliance with applicable laws and regulations.

HAZARDOUS MATERIALS DIVISION
 DEPARTMENT OF ENVIRONMENTAL HEALTH

UNDERGROUND TANK CLOSURE PLAN

* * Complete according to attached instructions * * *

1. Business Name Alameda Terminals
 Business Owner Peter Wong
 2. Site Address 1521 Buena Vista Avenue
 City Alameda Zip 94501 Phone (510) 523-2528
 3. Mailing Address P.O. Box 2453
 City Alameda Zip 94501 Phone (510) 523-2528
 4. Land Owner Peter Wong
 Address 1521 Buena Vista Ave. City, State Alameda, CA Zip 94501
 5. Generator name under which tank will be manifested Peter Wong
- EPA I.D. No. under which tank will be manifested CAC 000715464

6. Contractor SEMCO
Address 1741 Leslie Street
City San Mateo, CA 94402 Phone (415) 572-8033
License Type A.B. & C-61 ID# 449864

7. Consultant N/A
Address _____
City _____ Phone _____

8. Contact Person for Investigation
Name Chuck Kiper Title Vice-President
Phone (415) 572-8033

9. Number of tanks being closed under this plan 2
Length of piping being removed under this plan undetermined
Total number of tanks at facility 2

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

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

a) Product/Residual Sludge/Rinsate Transporter

Name Allied Petroleum EPA I.D. No. CAL 000112314
Hauler License No. 1168 License Exp. Date 4/30/94
Address 1217 7TH Street
City Modesto State CA Zip 95351

b) Product/Residual Sludge/Rinsate Disposal Site

Name Refineriés Services EPA I.D. No. CAD083166728
Address 13331 West Highway 33
City Patterson State CA Zip 95363

c) Tank and Piping Transporter

Name RHT Trucking EPA I.D. No. CAL_000112413
Hauler License No. 2753 License Exp. Date 4/30/94
Address 1217 7TH Street
City Modesto State CA Zip 95351

d) Tank and Piping Disposal Site

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

11. Experienced Sample Collector

Name Chuck Kiper
Company SEMCO
Address 1741 Leslie Street
City San Mateo State CA Zip 94402 Phone (415)572-8033

12. Laboratory ✓

Name Superior Analytical
Address 1555 Burke Unit I
City San Francisco State CA Zip 94124
State Certification No. 1332 & 319

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

If yes, describe. _____

14. Describe methods to be used for rendering tank inert

High pressure hot water detergent wash.
20 lbs. per 1000 gallons dry ice.
LEL < 10% O₂ < 10%

Before tanks are pumped out and inerted, all associated piping must be flushed out into the tanks. All accessible associated piping must then be removed. Inaccessible piping must be plugged.

The Bay Area Air Quality Management District (771-6000), along with local Fire and Building Departments, must also be contacted for tank removal permits. Fire departments typically require the use of explosion proof combustible gas meters to verify tank inertness. It is the contractor's responsibility to bring a working combustible gas meter on site to verify tank inertness.

15. Tank History and Sampling Information

Tank		Material to be sampled (tank contents, soil, ground-water, etc.)	Location and Depth of Samples
Capacity	Use History (see instructions)		
2000 gallon	diesel	soil/water if encountered	2 ft. below tank in native soil <i>2 soil samples from beneath each end of tank</i>
appx 1,000 to 2,000 gallon	diesel	soil/water if encountered <i>If groundwater in pit, one groundwater sample & two soil samples, one from so each end of tank from sidewalls.</i>	2 ft. below tank in native soil <i>2 soil samples from beneath each end of tank</i>

One soil sample must be collected for every 20 feet of piping that is removed. A ground water sample must be collected should any ground water be present in the excavation.

Excavated/Stockpiled Soil	
Stockpiled Soil Volume (Estimated) Anywhere from approx. 25 to 100 cy	Sampling Plan Soil samples taken from the tank excavation will be collected, placed in brass tubes, sealed with foil, Teflon caps, sealed with approved tape, placed on ice, transported to state certified lab under chain of custody and analyzed for constituents of tank. <i>Sample 100 cy if plans to move on site.</i> <i>Sample 50 cy if plans to haul off site.</i>

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

16. Chemical methods and associated detection limits to be used for analyzing samples

The Tri-Regional Board recommended minimum verification analyses and practical quantitation reporting limits should be followed. See attached Table 2.

Contaminant Sought	EPA, DHS, or Other Sample Preparation Method Number	EPA, DHS, or Other Analysis Method Number	Method Detection Limit
Diesel, Jet Fuel and Kerosene <i>and BTEX</i>	TPH D BTX&E TPH AND	GCFID(3550) 8020 or 8240 BTX&E 8260	TPH D BTX&E GCFID(3510) 602, 624 or 8260

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

18. Submit Worker's Compensation Certificate copy

Name of Insurer Superior National Insurance Company

19. Submit Plot Plan (See Instructions)

20. Enclose Deposit (See Instructions)

21. Report any leaks or contamination to this office within 5 days of discovery. The report shall be made on an Underground Storage Tank Unauthorized Leak/Contamination Site Report form. (see Instructions)

22. Submit a closure report to this office within 60 days of the tank removal. This report must contain all the information listed in item 22 of the instructions.

I declare that to the best of my knowledge and belief the statements and information provided above are correct and true.

I understand that information in addition to that provided above may be needed in order to obtain an approval from the Department of Environmental Health and that no work is to begin on this project until this plan is approved.

I understand that any changes in design, materials or equipment will void this plan if prior approval is not obtained.

I understand that all work performed during this project will be done in compliance with all applicable OSHA (Occupational Safety and Health Administration) requirements concerning personnel health and safety. I understand that site and worker safety are solely the responsibility of the property owner or his agent and that this responsibility is not shared nor assumed by the County of Alameda.

Once I have received my stamped, accepted closure plan, I will contact the project Hazardous Materials Specialist at least three working days in advance of site work to schedule the required inspections.

Signature of Contractor

Name (please type) Chuck Kiper,

Signature *Chuck Kiper*

Date 1-19-94

Signature of Site Owner or Operator

Name (please type) STEPHAN F. PETRI

Signature *Stephan F. Petri*

Date 1-19-94

INSTRUCTIONS

General Instructions

- * Three (3) copies of this plan plus attachments and deposit must be submitted to this Department.
- * Any cutting into tanks requires local fire department approval.
- * One complete copy of your approved plan must be at the construction site at all times; a copy of your approved plan must also be sent to the landowner.

Item Specific Instructions

2. SITE ADDRESS
Address at which closure is taking place.
5. EPA I.D. NO. under which the tanks will be manifested
EPA I.D. numbers may be obtained from the State Department of Health Services, 916/324-1781.
6. CONTRACTOR
Prime contractor for the project.
10. STATE REGISTERED HAZARDOUS WASTE TRANSPORTERS/FACILITIES
 - a) All residual liquids and sludges are to be removed from tanks before tanks are inerted.
 - c) Tanks must be hauled as hazardous waste.
 - d) This is the place where tanks will be taken for cleaning.
15. TANK HISTORY AND SAMPLING INFORMATION

Use History - This information is essential and must be accurate. Include tank installation date, products stored in the tank, and the date when the tank was last used.

Material to be sampled - e.g. water, oil, sludge, soil, etc..

Location and depth of samples - e.g. beneath the tank a maximum of two feet below the native soil/backfill interface, side wall at the high water mark, etc.

17. SITE HEALTH AND SAFETY PLAN

A site specific Health and Safety plan must be submitted. We advocate the site health and safety plan include the following items, at a minimum:

- a) The name and responsibilities of the site health and safety officer;
- b) Identification of health and safety hazards of each work task. Include potential fire, explosion, physical, and chemical hazards;
- c) An outline of briefings to be held before work each day to appraise employees of site health and safety hazards;
- d) Frequency and types of air and personnel monitoring to be used - along with the environmental sampling techniques and instrumentation. Include instrumentation maintenance and calibration methods and frequencies;
- e) Specific personal protective equipment and procedures to be used by workers to protect themselves from the identified hazards. Also state the contaminant concentrations in air - or other conditions - which will trigger changes in work or work habits to ensure workers are not exposed to high levels of hazardous chemicals or to other unsafe conditions;
- f) Confined space entry procedures (if applicable);
- g) Decontamination procedures;
- h) Measures to be taken to secure the site, excavation and stockpiled soil during and after work hours (e.g. barricades, caution tape, fencing, trench plates, security guards, etc.);
- i) Spill containment and emergency/contingency plan. Be sure to include emergency phone numbers, the location of the phone nearest the site, and directions to the hospital nearest the site;
- j) Documentation that all site workers have received the appropriate OSHA approved trainings and participate in appropriate medical surveillance per 29 CFR 1910.120; and
- k) Page ~~for~~ employees to sign indicating they have read and will comply with the site health and safety plan.

The safety plan must be distributed to all employees and contractors working in hazardous waste operations on site. A complete copy of the site health and safety plan along with any standard operating procedures shall be on site and accessible at all times.

NOTE: These requirements are excerpts from 29 CFR Part 1910.120, Hazardous Waste Operations and Emergency Response; Final Rule, March 6, 1989. Safety plans of certain underground tank sites may need to meet the complete requirements of this Rule.

19. PLOT PLAN

The plan should consist of a scaled view of the facility at which the tank(s) are located and should include the following information:

- a) Scale;
- b) North Arrow;
- c) Property Lines;
- d) Location of all Structures;
- e) Location of all relevant existing equipment including tanks and piping to be removed and dispensers;
- f) Streets;
- g) Underground conduits, sewers, water lines, utilities;
- h) Existing wells (drinking, monitoring, etc.);
- i) Depth to ground water; and
- j) All existing tanks and piping in addition to the ones being pulled.

20. DEPOSIT

A deposit, payable to Alameda County for the amount indicated on the Alameda County Underground Storage Tank Fee Schedule, must accompany the plans.

21. Blank Unauthorized Leak/Contamination Site Report forms may be obtained in limited quantities from our office and from the San Francisco Bay Regional Water Quality Control Board (415/464-1255). Larger quantities may be obtained directly from the State Water Resources Control Board at (916) 739-2421.

22. TANK CLOSURE REPORT

The tank closure report should contain the following information:

- a) General description of the closure activities;
- b) Description of tank, fittings and piping conditions. Indicate tank size and former contents; note any corrosion, pitting, holes, etc.;

- c) Description of the excavation itself. Include the tank and excavation depth, a log of the stratigraphic units encountered within the excavation, a description of root holes or other potential contaminant pathways, the depth to any observed ground water, descriptions and locations of stained or odor-bearing soil, and descriptions of any observed free product or sheen;
- d) Description of sampling methods;
- e) Description of any remedial measures conducted at the time of tank removal;
- f) To-scale figures showing the excavation size and depth, nearby buildings, sample locations and depths, and tank and piping locations. Include a copy of the plot plan prepared for the Tank Closure Plan under item 19;
- g) Chain of custody records;
- h) Copies of signed laboratory reports;
- i) Copies of "TSDF to Generator" Manifests for all hazardous wastes hauled offsite (sludge, rinsate, tanks and piping, contaminated soil, etc.); and
- j) Tabulation of the volume and final destination of all non-manifested contaminated soil hauled offsite.

TABLE #2
RECOMMENDED MINIMUM VERIFICATION ANALYSES FOR
UNDERGROUND TANK LEAKS

<u>HYDROCARBON LEAK</u>	<u>SOIL ANALYSIS</u>	<u>WATER ANALYSIS</u>
Unknown Fuel	TPH G GCFID(5030) TPH D GCFID(3550) BTX&E 8020 or 8240 TPH AND BTX&E 8260	TPH G GCFID(5030) TPH D GCFID(3510) BTX&E 602, 624 or 8260
Leaded Gas	TPH G GCFID(5030) BTX&E 8020 OR 8240 TPH AND BTX&E 8260 TOTAL LEAD AA -----Optional----- TEL DHS-LUFT EDB DHS-AB1803	TPH G GCFID(5030) BTX&E 602 or 624 TOTAL LEAD AA TEL DHS-LUFT EDB DHS-AB1803
Unleaded Gas	TPH G GCFID(5030) BTX&E 8020 or 8240 TPH AND BTX&E 8260	TPH G GCFID(5030) BTX&E 602, 624 or 8260
Diesel, Jet Fuel and Kerosene	TPH D GCFID(3550) BTX&E 8020 or 8240 TPH AND BTX&E 8260	TPH D GCFID(3510) BTX&E 602, 624 or 8260
Fuel/Heating Oil	TPH D GCFID(3550) BTX&E 8020 or 8240 TPH AND BTX&E 8260	TPH D GCFID(3510) BTX&E 602, 624 or 8260
Chlorinated Solvents	CL HC 8010 or 8240 BTX&E 8020 or 8240 CL HC AND BTX&E 8260	CL HC 601 or 624 BTX&E 602 or 624 CL HC AND BTX&E 8260
Non-chlorinated Solvents	TPH D GCFID(3550) BTX&E 8020 or 8240 TPH AND BTX&E 8260	TPH D GCFID(3510) BTX&E 602 or 624 TPH and BTX&E 8260
Waste and Used Oil or Unknown (All analyses must be completed and submitted)	TPH G GCFID(5030) TPH D GCFID(3550) TPH AND BTX&E 8260 O & G 5520 D & F BTX&E 8020 or 8240 CL HC 8010 or 8240	TPH G GCFID(5030) TPH D GCFID(3510) O & G 5520 C & F BTX&E 602, 624 or 8260 CL HC 601 or 624
	ICAP or AA TO DETECT METALS: Cd, Cr, Pb, Zn, N METHOD 8270 FOR SOIL OR WATER TO DETECT: PCB* PCP* PNA CREOSOTE	PCB PCP PNA CREOSOTE

* If found, analyze for dibenzofurans (PCBs) or dioxins (PCP)

Reference: Tri-Regional Board Staff Recommendations for Preliminary Evaluation and Investigation of Underground Tank Sites, 10 August 1990

EXPLANATION FOR TABLE #2: MINIMUM VERIFICATION ANALYSIS

1. OTHER METHODOLOGIES are continually being developed and as methods are accepted by EPA or DHS, they also can be used.
2. For DRINKING WATER SOURCES, EPA recommends that the 500 series for volatile organics be used in preference to the 600 series because the detection limits are lower and the QA/QC is better.
3. APPROPRIATE STANDARDS for the materials stored in the tank are to be used for all analyses on Table #2. For instance, seasonally, there may be five different jet fuel mixtures to be considered.
4. To AVOID FALSE POSITIVE detection of benzene, benzene-free solvents are to be used.
5. TOTAL PETROLEUM HYDROCARBONS (TPH) as gasoline (G) and diesel (D) ranges (volatile and extractible, respectively) are to be analyzed and characterized by GC/FID with a fused capillary column and prepared by EPA method 5030 (purge and trap) for volatile hydrocarbons, or extracted by sonication using 3550 methodology for extractable hydrocarbons. Fused capillary columns are preferred to packed columns; a packed column may be used as a "first cut" with "dirty" samples or once the hydrocarbons have been characterized and proper QA/QC is followed.
6. TETRAETHYL LEAD (TEL) analysis may be required if total lead is detected unless the determination is made that the total lead concentration is geogenic (naturally occurring).
7. CHLORINATED HYDROCARBONS (CL HC) AND BENZENE, TOLUENE, XYLENE AND ETHYLBENZENE (BTX&E) are analyzed in soil by EPA methods 8010 and 8020 respectively, (or 8240) and in water, 601 and 602, respectively (or 624).
8. OIL AND GREASE (O & G) may be used when heavy, straight chain hydrocarbons may be present. Infrared analysis by method 418.1 may also be acceptable for O & G if proper standards are used. **Standard Methods" 17th Edition, 1989, has changed the 503 series to 5520.**
9. PRACTICAL QUANTITATION REPORTING LIMITS are influenced by matrix problems and laboratory QA/QC procedures. Following are the Practical Quantitation Reporting Limits:

	<u>SOIL PPM</u>	<u>WATER PPB</u>
TPH G	1.0	50.0
TPH D	1.0	50.0
BTX&E	0.005	0.5
O & G	50.0	5,000.0

Based upon a Regional Board survey of Department of Health Services Certified Laboratories, the Practical Quantitation Reporting Limits are attainable by a majority of laboratories with the exception of diesel fuel in soils. The Diesel Practical Quantitation Reporting Limits, shown by the survey, are:

ROUTINE	MODIFIED PROTOCOL
≤ 10 ppm (42%)	≤ 10 ppm (10%)
≤ 5 ppm (19%)	≤ 5 ppm (21%)
≤ 1 ppm (35%)	≤ 1 ppm (60%)

When the Practical Quantitation Reporting Limits are not achievable, an explanation of the problem is to be submitted on the laboratory data sheets.

- LABORATORY DATA SHEETS are to be signed and submitted and include the laboratory's assessment of the condition of the samples on receipt including temperature, suitable container type, air bubbles present/absent in VOA bottles, proper preservation, etc. The sheets are to include the dates sampled, submitted, prepared for analysis, and analyzed.
- IF PEAKS ARE FOUND, when running samples, that do not conform to the standard, laboratories are to report the peaks, including any unknown complex mixtures that elute at times varying from the standards. Recognizing that these mixtures may be contrary to the standard, they may not be readily identified; however, they are to be reported. At the discretion of the LIA or Regional Board the following information is to be contained in the laboratory report:

The relative retention time for the unknown peak(s) relative to the reference peak in the standard, copies of the chromatogram(s), the type of column used, initial temperature, temperature program is C/minute, and the final temperature.

- REPORTING LIMITS FOR TPH are: gasoline standard ≤ 20 carbon atoms, diesel and jet fuel (kerosene) standard ≤ 50 carbon atoms. It is not necessary to continue the chromatography beyond the limit, standard, or EPA/DHS method protocol (whichever time is greater).

EPILOGUE

ADDITIVES: Major oil companies are being encouraged or required by the federal government to reformulate gasoline as cleaner burning fuels to reduce air emissions. MTBE (Methyl-tertiary butyl ether), ETHANOL (ethyl alcohol), and other chemicals may be added to reformulate gasolines to increase the oxygen content in the fuel and thereby decrease undesirable emissions (about four percent with MTBE). MTBE and ethanol are, for practical purposes, soluble in water. The removal

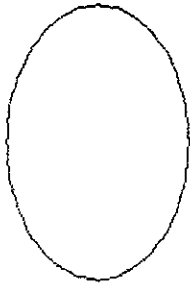
Regional Board Staff Recommendations
Preliminary Site Investigation

10 August 1990

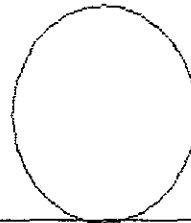
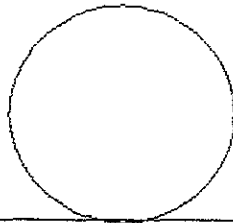
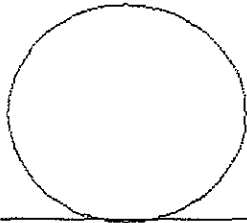
from the water column will be difficult. Other compounds are being added by the oil companies for various purposes. The refinements for detection and analysis for all of these additives are still being worked out. If you have any questions about the methodology, please call your Regional Board representative.

PLANT TWO

1000-2000
DIESEL



CONCRETE BLOCK
RETAINING WALL

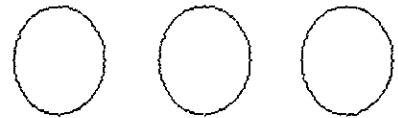


PLANT ONE



REFINERY

BOILER
HOUSE



2000 DIESEL

S E M C O

1521 BUENA VISTA AVE
ALAMEDA




NOT TO SCALE

ALAMEDA COUNTY HAZARDOUS MATERIALS DIVISION
Acknowledgement of Refund Recipient for Site Account
DEPOSITOR FILLS OUT PER SITE
-- REQUIRED --

The depositor will use this form to acknowledge that the property owner or his or her designee will receive any refund due at the completion of all deposit/refund projects at the site listed below.

SITE NUMBER/ADDRESS:		REFUND RECIPIENT-PROPERTY OWNER		
Site Number				
Alameda Terminals				
Company Name		Owner's Name		
P.O. Box 2453				
Street Address		Owner's Address		
Alameda CA 94501				
City	Zip Code	Owner's City	State	Zip

I have read the description of the project Deposit/Refund Procedure, and have had an opportunity to ask questions about it. I understand that regardless of who deposits money into the site account, any deposit money remaining at the completion of all projects being conducted at this site will be refunded solely to the property owner or his or her designee.

	1-19-94
Signature of Depositor	Date
Chuck Kiper	
Depositor Name	
SEMCO	
Company Name	
1741 Leslie Street	
Street Address	
San Mateo, CA 94402	
City / Zip	

RETURN FORM TO: Alameda County, Hazardous Materials Div.
80 Swan Way, Rm 200
Oakland, CA 94621-1439
Phone: (510) 271-4320

SITE SAFETY PLAN
FOR
UNDERGROUND STORAGE TANK REMOVAL/CLOSURE

JOBSITE ADDRESS:

1521 BUENA VISTA AVENUE
ALAMEDA, CALIFORNIA

JAMES C. BATEMAN PETROLEUM SERVICES, INC.

"dba"
SEMCO
1741 LESLIE STREET
SAN MATEO, CALIFORNIA 94402

1217 S. 7TH STREET
MODESTO, CALIFORNIA 95351

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SEMCO has adopted the following Health & Safety Plan and procedures for the removal and/or closure of underground petroleum storage tanks and associated piping. The purpose of this plan is to provide health and safety guidelines to be adhered to while all work is in progress.

All personnel involved with the tank removal or associated activities will have an assigned responsibility. The outlined responsibilities will establish standards for personnel protective wear and safety procedures, and will provide for emergency actions which could arise during project operations.

SCOPE OF WORK

1.0 Scope of Work:

The tanks will be purged of all remaining residues, and these residues will be stored on site in a 55 gallon approved drum until they are hauled away or pumped out for disposal by a certified hazardous materials hauler.

The tanks will be inerted with a minimum of 20 lbs of dry ice per 1000 gallons of tank capacity. More ice will be added if necessary to displace the oxygen in the tank to a concentration level below the OSHA approved lower explosive limit, this will be achieved by using a Gastech 1314. When this level is obtained the tanks will be removed, and samples will be collected per the approved work plan.

1.1 Responsibilities of Other Agencies if Present:

- a. The Environmental Health Department is responsible for approval and inspection of procedures, including tank removal, sample procurement and integrity of work plan.
- b. The Fire Department is responsible for inspections relative to safe procedures and conditions of the tank prior to removal.

HAZARDS, SPECIAL PRECAUTIONS

2.0 Hazards, Special Precautions:

2.1 Special Precautions:

During the course of underground storage tank removal, workers could be exposed to petroleum hydrocarbon vapors, liquids, or other wastes. The following precautions will be observed by all individuals engaged in the tank removal activity.

2.1.1 Toxicity Considerations, Petroleum Substances:

All individuals should be aware of appropriate health precautions. When high concentrations of petroleum hydrocarbon vapors are inhaled, symptoms of intoxication may result. These symptoms range from simple dizziness to unconsciousness. Care will be exercised to minimize exposure to these substances when they are present. Avoid skin contact with petroleum substances whenever possible. Use soap and water to remove any petroleum product that contacts skin.

2.1.2 Flammability and Combustibility Consideration:

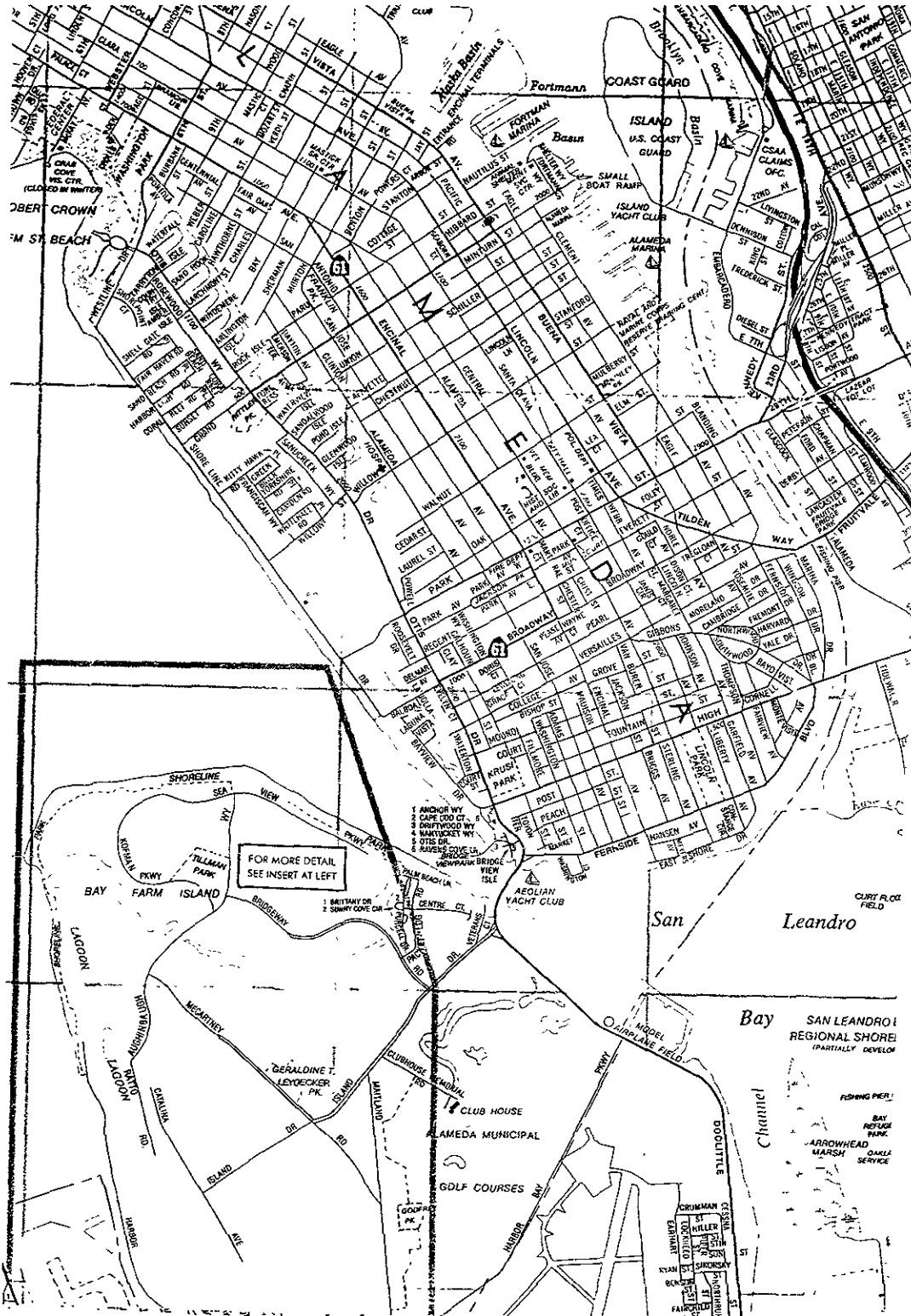
Flammable and combustible vapors are likely to be present in the work area. Precautions will be taken to eliminate all potential sources of ignition to prevent the discharge of static electricity during venting, and to prevent the accumulation of vapors.

2.1.3 Physical Considerations:

During the excavation of underground storage tanks, some physical hazards can be present in the form of large holes, exposed piping, debris piles, and excavation equipment. All workers will be aware of these hazards and take all necessary actions to eliminate accidents. The excavated area will be appropriately marked and barricaded at all times.

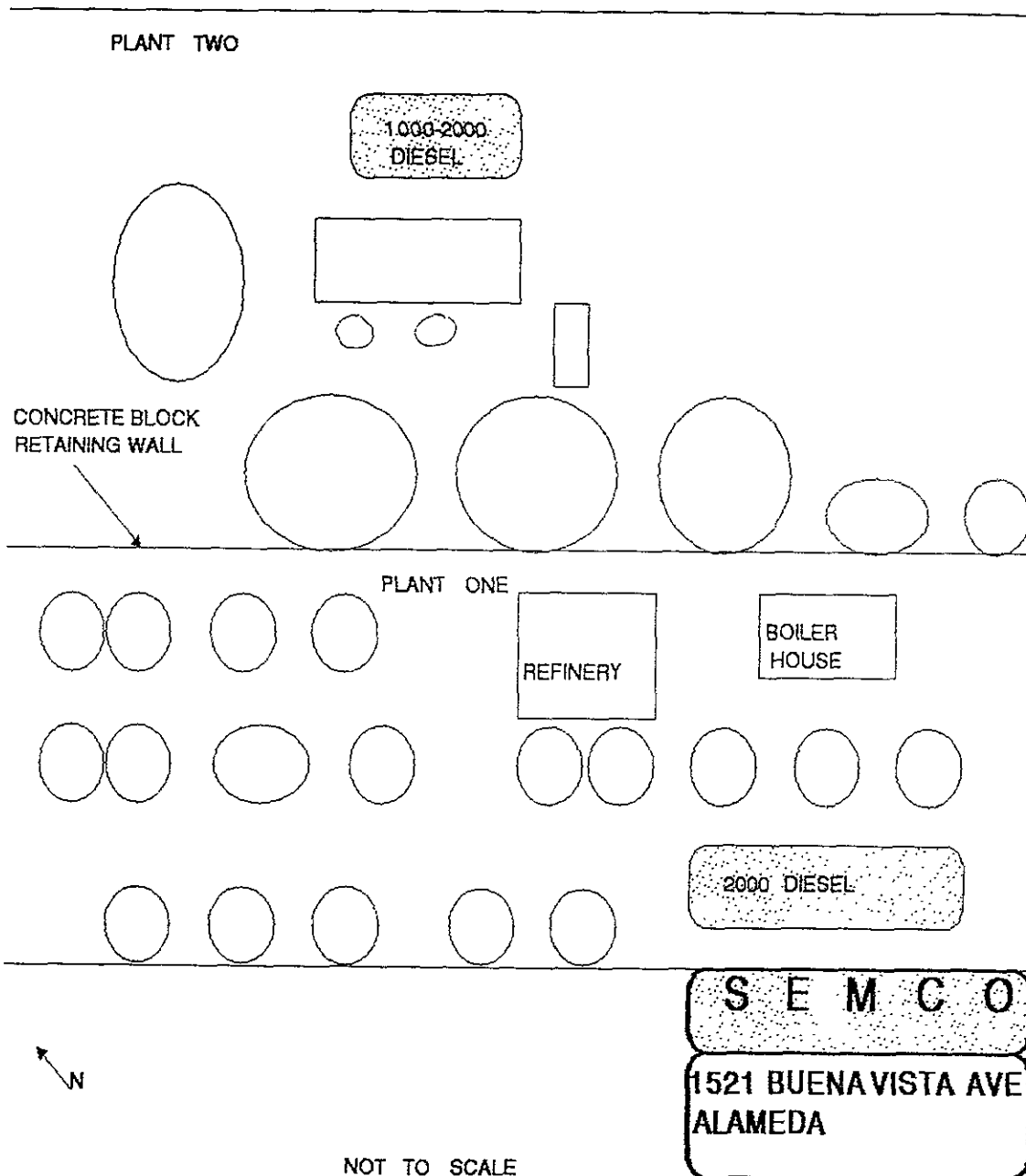
JOBSITE VICINITY MAP

3.0 Jobsite Vicinity Map



SITE MAP

4.0 Site Map



PERSONNEL

5.0 Personnel
SEMCO Employees

5.1 Project Manager

- Manages field operations.
- Ensures the Work Plan is completed on schedule.
- Briefs the field teams on their specific assignments.
- Participates in the preparation of the Site Safety Plan.
- Serves as a liaison with public officials.

5.2 Site Safety Officer

- Implements and enforces the SSP.
- Assures that all on-site personnel have received a copy of the SSP, have read it and understand it.
- Conducts frequent inspections of site conditions, facilities, equipment, and activities to determine if the SSP is adequate and being followed.
- Conducts daily "tailgate" meetings to explain the plan of work for the day and to mention potential hazards of the site.
- Ensures that protective clothing and equipment are properly stored and maintained.
- Knows emergency procedures, excavation routes, and notifies local emergency services when necessary.
- Notifies the Health and Safety Manager of all accidents and injuries that occur on site.

5.3 On-Site Personnel:

- Are required to document their full understanding of the SSP before starting work by signing that they have read the SSP and understand it.
- Complies with the SSP.
- Notifies the SSO of unsafe conditions.
- On-Site employees are held responsible to perform only those tasks for which they believe they are qualified and in their opinion are safe.

LEVEL C: Safety Glasses or Goggles w/side shields
 Hard Hats
 Steel Toe Safety Shoes
 Half or Full Face Respirator with Organic
 Vapor Cartridge
 Tyvek or Ploy-Coated Tyvek

LEVEL D: Safety Glasses
 Steel Toe Shoes
 Hard Hats
 Uniform shirt/pants

EMERGENCY SERVICES

6.0 Emergency Services

6.1 Persons to contact in case of emergency:

- a. PROJECT MANAGER
Name: Chuck Kiper
Phone: (415) 572-8033
(415) 860-8221 Mobile
(415) 377-8660 Pager
- b. CLIENT CONTACT
Name: Steve Petri
Phone: (510) 523-2528 X-30
- c. SITE CONTACT
Name: Chuck Kiper
Phone: (415) 572-8033
- d. SITE SAFETY OFFICER
Name: Chuck Kiper
Phone: (415) 572-8033
- e. HEALTH & SAFETY COORDINATOR
Name: Milt Tiffin
Phone: (209) 524-9653

6.2 Hospital In Area:
Alameda Hospital (510) 522-3700
2070 Clinton Ave., Alameda, California

6.3 Emergency Routes
See Hospital Route Map, Page 10

6.4 Ambulance Service:
DISPATCH SERVICE DIAL 911

6.5 Fire Prevention:
Alameda Fire Department
(510) 748-4601

6.6 Fire Department:
DIAL 911

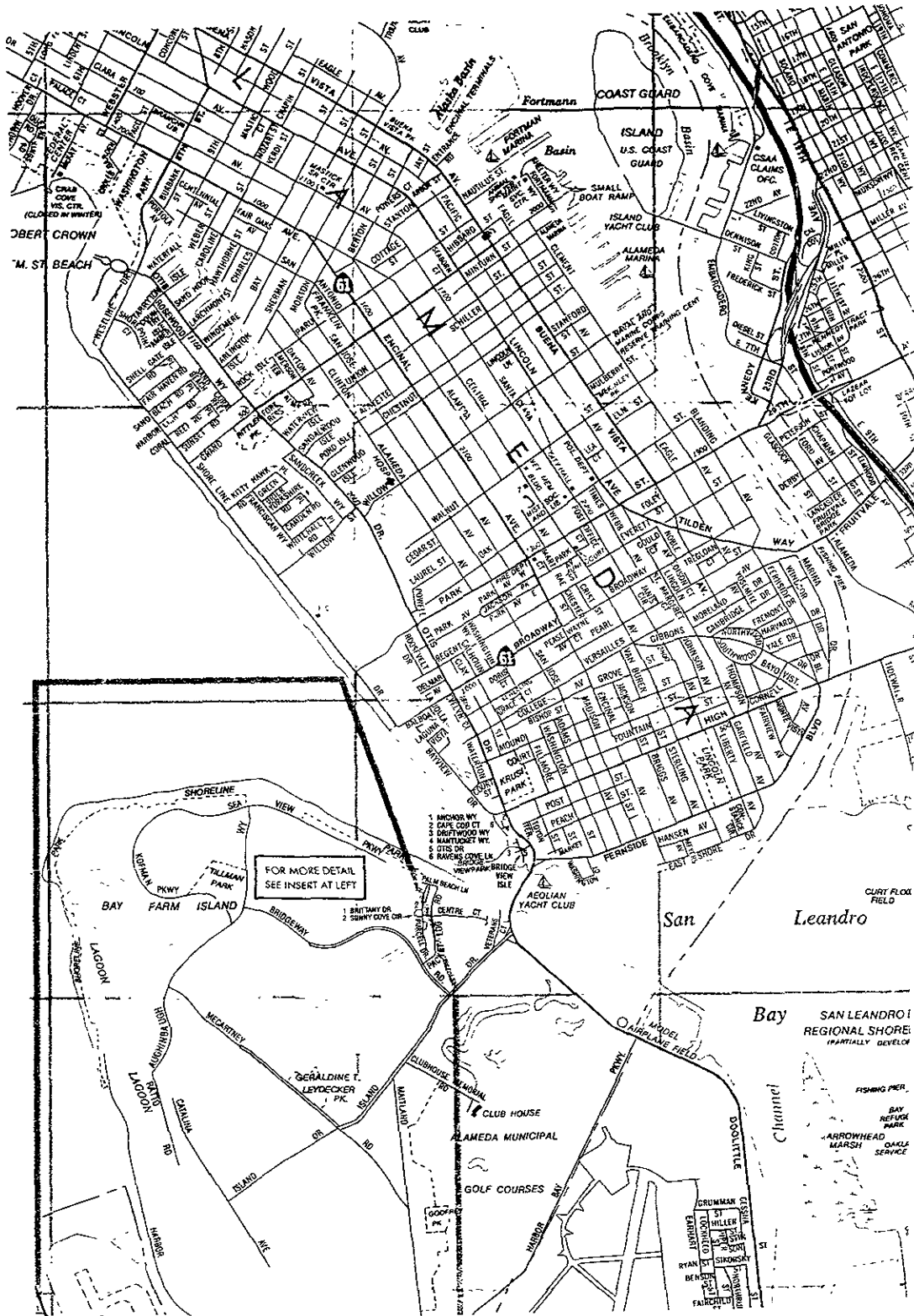
6.7 A First Aid Kit will be on site.

6.8 Barricades:
Job site will be barricaded off and construction tape will be used around working area, when work area is left unattended.

6.9 Fire Extinguishers will be present on site.

HOSPITAL ROUTE MAP

7.0 Hospital Route Map



8.0 Contingency Plan:

If an injury occurs, the following action will be taken:

- Medical attention for the injured person immediately.
- Notify the Site Safety Officer.
- Depending on the type and severity of the injury, SEMCO's occupational physician will be notified.
- The injured person's personnel office will be notified.
- An incident report will be prepared. The Site Safety Officer will be responsible for its preparation and submittal to the Health and Safety Director and corporate personnel office within 24 hours.
- The Site Safety Officer will assume charge during a medical emergency.
- EMERGENCY ROUTES--see Hospital Route Map, Page 10

SAFETY EQUIPMENT

9.0 Safety Equipment:

9.1 As a minimum, the following equipment will be on site:

- LEL Meter - Gastech 1314
- OSHA - Approved First Aid Kit
- 40BC Fire Extinguisher
- Half Face Respirator with Organic Vapor Cartridges

10.0 Safety Training

SEMCO'S field employees have received their certificates of training as required by OSHA-SARA agencies, with refresher courses as needed.

11.0 Medical Monitoring

SEMCO requires all Class I truck drivers to have a mandatory physical once a year. SEMCO supplies health insurance to all employees and administers random and mandatory drug and alcohol testing.

10.0 Signatures & Acknowledgments:

I acknowledge having read and understand the preceding Health & Safety Plan:

Signature Date

Signature Date

Signature Date

Signature Date

Signature Date

Signature Date

Signature Date

Signature Date

Signature Date

Signature Date

Signature Date

Signature Date

Signature Date

Signature Date

SEMCO

JAMES C. BATEMAN PETROLEUM SERVICES, INC.
 ENVIRONMENTAL & GENERAL ENGINEERING CONTRACTORS
 LICENSE # 449864 A, B, C61/D40
 HAZARDOUS SUBSTANCES REMOVAL AND REMEDIAL ACTIONS CERTIFICATION
 1217 SOUTH 7TH STREET, MODESTO, CA 95351
 (209) 524-9553 FAX #: (209) 524-0503

DATE: 1/28/94 TIME: 9:30

ATTENTION: _____

COMPANY: County of Alameda

FAX NUMBER: (510) 569-4757

FROM: Judy Campbell

MESSAGE: Semco has not received
our new License Card for 1994
Enclosed is our cancelled
check for our license fee

NUMBER OF PAGES INCLUDING COVER SHEET: 2

PLEASE CALL TO CONFIRM RECEIPT OR REPORT TRANSMISSION V DIFFICULTIES.

LOP RECORD CHANGE REQUEST FORM

printed:
06/21/93

Mark Out What Needs Changing and Hand to LOP Data Entry
(Name/Address changes go to Annual Programs Data Entry)

AGENCY # : 10000 SOURCE OF FUNDS: F SUBSTANCE: 12035
 StID : 3522
 SITE NAME: Metropolitan CA. Stevedore Co. DATE REPORTED : 02/01/89
 ADDRESS : 1521 Buena Vista Ave. DATE CONFIRMED: 02/01/89
 CITY/ZIP : Alameda 94501 MULTIPLE RPs : N

SITE STATUS

CASE TYPE: G CONTRACT STATUS: 4 EMERGENCY RESP:
 RP SEARCH: S DATE COMPLETED: 03/27/92
 PRELIMINARY ASMNT: U DATE UNDERWAY: 02/01/93 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: 1 DATE ENFORCEMENT ACTION TAKEN: 03/27/92
 LUFT FIELD MANUAL CONSID: 3HSCAWG
 CASE CLOSED: DATE CASE CLOSED:
 DATE EXCAVATION STARTED : 01/27/88 REMEDIAL ACTIONS TAKEN: ET

RESPONSIBLE PARTY INFORMATION

RP#1-CONTACT NAME: n/a
 COMPANY NAME: Encinal Industries
 ADDRESS: 1521 Buena Vista Ave
 CITY/STATE: Alameda, C A 94501

INSPECTOR VERIFICATION:

NAME _____ SIGNATURE _____ DATE _____

DATA ENTRY INPUT:

Name/Address Changes Only			Case Progress Changes	
ANNPGMS _____	LOP _____	DATE _____	LOP _____	DATE _____

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 23, 1993

Peter Wang
Encinal Terminals
1521 Buena Vista Avenue
Alameda, CA 94501

STID 3522

Re: Addendum to work plan for Encinal Terminals, located at
1521 Buena Vista Avenue, Alameda, California

Dear Mr. Wang,

This office has reviewed Blymer Engineer's "Addendum to Workplan", dated February 12, 1993. This work plan is acceptable to this office. Subsequent to the installation of the additional monitoring well, Well SB-1, you will be required to collect and analyze ground water samples on a quarterly basis from this well, in addition to the other on-site wells.

Field work should commence **within 60 days** of the date of this letter. A report documenting the installation and sampling of all the wells and borings shall be submitted to this office **within 45 days** after the completion of field activities.

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

Sincerely,



Juliet Shin
Hazardous Materials Specialist

cc: Richard Hiett, RWQCB

Laurie Buckman
Blymyer Engineers, Inc.
1829 Clement Ave.
Alameda, CA 94501-1395

Edgar Howell-File(JS) *ESB*

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 3, 1992

Peter Wang
Encinal Terminals
1521 Buena Vista Avenue
Alameda, CA 94501

STID 3522

RE: The approval of the Revised Work Plan for investigations at
1521 Buena Vista Avenue, Alameda, California

Dear Mr. Wang,

This office has received and reviewed the revised work plan,
dated October 28, 1992, and approves of this work plan. Thank
you for your quick response.

Field work should commence within 60 days of the receipt of this
letter. A report documenting the results from work performed is
due to this office within 45 days of completion of activities.

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

cc: Richard Hiett, RWQCB

Robert La Grone, Alameda Fire Dept.

Sue Black
Blymer Engineers, Inc.
1829 Clement Ave.
Alameda, CA 94501

Edgar Howell-File(JS)

BLYMYER
ENGINEERS, INC.



October 29, 1992
BEI Job No. 92150

Ms. Juliet Shin
Alameda County Health Care Services Agency
80 Swan Way, Rm. 200
Oakland, CA 94621

Subject: Revised Work Plan
Encinal Terminals
1521 Buena Vista Avenue
Alameda, CA 94501

Dear Ms. Shin:

In response to your letter to Mr. Peter Wang dated October 19, 1992 I have enclosed a *Revised Work Plan* for the referenced site.

Please contact me at 510-521-3773 with any questions or comments.

Sincerely,
Blymyer Engineers, Inc.

Laurie A. Buckman
Project Geologist

Enclosure

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

October 19, 1992

Peter Wang
Encinal Terminals
1521 Buena Vista Avenue
Alameda, CA 94501

STID 3522

RE: The approval of work plan for investigations at 1521 Buena Vista Avenue, Alameda, California

Dear Mr. Wang,

This office has received and reviewed the work plan, dated October 14, 1992, for the above site. In addition to soil samples being collected from boring SB-1, a grab ground water sample should also be collected and analyzed for waste oil constituents. Additionally, ground water investigations should be conducted to address the area downgradient of T-2. Per the conversation between Sue Black, Blymer Engineering, and myself on October 19, 1992, it will be acceptable to collect and analyze grab ground water samples from this area to determine whether releases from T-2 have impacted ground water. If the ground water samples identify unacceptable levels of contaminants, you may be required to install a permanent monitoring well in this area. With the above additional requirements, the work plan will be acceptable to this office.

Lastly, please be reminded to collect soil samples at changes in lithology, in addition to soil samples being collected at depth intervals of 5 feet.

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

Sincerely,


Juliet Shin
Hazardous Materials Specialist

cc: Richard Hiett, RWQCB

Robert La Grone, Alameda Fire Dept.

*ESB
Fib*

Mr. Peter Wang
RE: 1521 Buena Vista Ave.
October 19, 1992
Page 2 of 2

Sue Black
Blymer Engineers, Inc.
1829 Clement Ave.
Alameda, CA 94501

Edgar Howell-File (JS)



Encinal Terminals

(510) 523-8800
FAX (510) 521-5814
1521 BUENA VISTA AVENUE
P.O. BOX 2453
ALAMEDA, CA. 94501-0251

September 3, 1992

Ms. Juliet Shin, Hazardous Materials Specialist
Alameda County Health Care Services Agency
Department of Environmental Health
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
80 Swan Way, Room 200
Oakland, CA 94621

RE: STID 3522
Work plan for investigations at 1521 Buena Vista Avenue
Alameda, California

Dear Ms. Shin:

Thank you for your letter dated August 27, 1992. We are contacting Blmyer & Sons Engineers to proceed with the project per your letter dated April 1992.

Very truly yours,

Chengben Wang
President

cc: Ray Holbrook, SSA
Ming Hsia Lin

julishin.sep

SEP 11 1992

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

August 27, 1992

Peter Wang
Encinal Terminals
1521 Buena Vista Avenue
Alameda, CA 94501

STID 3522

RE: Work plan for investigations at 1521 Buena Vista Avenue,
Alameda, California

Dear Mr. Wang,

In April 1992, this office sent you a letter requiring that you submit a work plan for soil and ground water investigations at the above site. Per the conversation between Sue Black, Blymer Engineers, Inc., and myself on April 28, 1992, your consultants had begun preparing a work plan in April. However, to this date, this office has not yet received the completed work plan.

You are required to submit a work plan **within 45 days of the receipt of this letter** addressing those issues outlined in the April 15, 1992 letter from this office. Please be advised that this is a formal request for technical reports pursuant to **California Water Code Section 13267 (b)**. Any extensions of the stated deadlines, or modifications of the required tasks, must be confirmed in writing by either this agency or RWQCB.

Please be reminded to copy Richard Hiett, at the San Francisco Bay Region-Water Quality Control Board, on all correspondence and reports regarding this site.

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

Sincerely,

A handwritten signature in cursive script, appearing to read 'Juliet Shin'.

Juliet Shin

Hazardous Materials Specialist

Peter Wang
RE: 1521 Buena Vista Ave.
August 27, 1992
Page 2 of 2

cc: Richard Hiatt, RWQCB

Robert La Grone, Alameda Fire Dept.

Sue Black
Blymer Engineers, Inc.
1829 Clement Ave.
Alameda, CA 94501

Mark Thompson, Alameda County District Attorney's Office

Edgar Howell-File (JS)

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

April 15, 1992

Peter Wang
Encinal Terminals
1521 Buena Vista Avenue
Alameda, CA 94501

STID 3522

RE: Investigations at 1521 Buena Vista Avenue, Alameda, California

Dear Mr. Wang,

Alameda County Environmental Health Department, Hazardous Materials Division, has currently been delegated authority from the San Francisco Regional Water Quality Control Board (RWQCB) to oversee a large number of remediation cases within Alameda County. Therefore, we will be the lead contact agency for the oversight duties regarding this case.

The files for the case referenced above have recently been reviewed by our office. According to the Final Closure Report, dated March 8, 1988, three underground storage tanks (T-1, T-2, and T-3) were removed from the site on January 27, 1988. The analysis of groundwater samples collected from tank pits T-1 and T-3 identified up to 100,000 parts per billion (ppb) Total Petroleum Hydrocarbons (TPH) and 910 ppb Benzene. Additionally, the analysis of soil samples collected from these tank pits, and tank pit T-2, identified concentrations of TPH and Benzene.

Guidelines established by RWQCB requires that a groundwater investigation be conducted whenever an unauthorized release of product is suspected from an underground storage tank (UST). The groundwater contamination identified from the tank pits would indicate that such an event has occurred. The guidelines state that a groundwater monitoring well must be installed within ten feet downgradient of a former UST. Since groundwater contamination was documented in water collected from tank pits T-1 and T-3, monitoring wells will be required to be installed within 10 feet downgradient of these former USTs. Additionally, a third well must also be installed to complete the triangulation necessary to determine the groundwater gradient behavior.

You are required to submit a preliminary site assessment (PSA) work plan describing the proposed work at the site. It should include, among other elements, a depiction of the proposed locations for monitoring well installations and sampling plan. Initial soil and groundwater samples shall be analyzed for Total Petroleum Hydrocarbons as gasoline (TPHg) and Benzene, Toluene, Ethylbenzene, and Xylenes using appropriate EPA or DHS methods. Additionally, due to concern over the former above-ground waste oil tank, initial soil and groundwater samples should also be analyzed for TPH as diesel fuel, volatile organic compounds (EPA method 8010 or 8240) and oil and grease (EPA 5520 series).

The PSA must be conducted in accordance with the RWQCB's Staff Recommendation for the Initial Evaluation and Investigation of Underground Tanks, August 1990, and the State Water Resources Control Board's LUFT field manual. Please reference the attached Appendix A summarizing the technical scope of such a PSA proposal.

The PSA shall be conducted under the direction of a registered engineer/geologist. A technical report shall be submitted following completion of this initial stage of work at the site. Subsequent reports are to be submitted **quarterly** until this site qualifies for final RWQCB "sign-off".

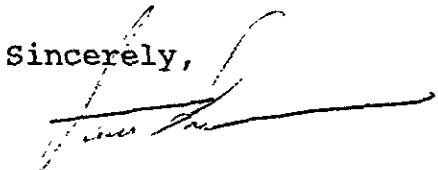
The referenced initial and quarterly reports must describe the status of the investigation and must include, among others, the following elements:

- 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

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

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.

WATER RESOURCES CONTROL BOARD
DIVISION OF WATER QUALITY - UST CLEANUP PROGRAM
SITE SPECIFIC QUARTERLY REPORT
AGENCY NO: 10000
10/15/91 THROUGH 01/15/92

SOURCE OF FUNDS:

StID : 2584
SITE NAME: Safeway Preserve Plant
ADDRESS : 1111 Marina Blvd.
CITY/ZIP : San Leandro 94577
SUBSTANCE:

MULTIPLE RP's?:
DATE REPORTED:
DATE CONFIRMED:

SITE STATUS

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

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

RESPONSIBLE PARTY

RP#1-CONTACT NAME:
COMPANY NAME:
ADDRESS:
CITY/STATE:
PHONE:

RP#2-CONTACT NAME:
COMPANY NAME:
ADDRESS:
CITY/STATE:
PHONE:

RP#3-CONTACT NAME:
COMPANY NAME:
ADDRESS:
CITY/STATE:
PHONE:

RP#4-CONTACT NAME:
COMPANY NAME:
ADDRESS:
CITY/STATE:
PHONE:

DATE: 3-12-92
TO : Local Oversight Program
FROM: Kevin
SUBJ: Transfer of Eligible Oversight Case

Site name: Enoch Terminal
Address: 1521 Buena Vista Ave city Alameda zip _____
Closure plan attached? Y N DepRef remaining \$ _____
DepRef Project # 42 STID #(if any) 3522
Number of Tanks: 3 removed? Y N Date of removal 1-27-88
Plus oil/water separator
Leak Report filed? Y N Date of Discovery 2-1-89 Soil under oil pit was
Samples received? Y N Contamination: unkn analyzed
Petroleum Y N Types: Avgas Jet leaded unleaded Diesel
fuel oil waste oil kerosene solvents
Monitoring wells on site unkn Monitoring schedule? Y N
LUFT category 1 2 3 * H S C A R W G O
Briefly describe the following:
Preliminary Assessment None
Remedial Action None
Post Remedial Action Monitoring _____
Enforcement Action Sample must be requested.

T.O.C. under oil/water separator is high. Remedial action is needed. There are no lab results for samples taken under tanks removed. No assessment plan.



DEPARTMENT OF CALIFORNIA HIGHWAY PATROL
NON-TRANSFERABLE LICENSE

LICENSE NUMBER	ISSUE DATE	EFFECTIVE DATE	EXPIRATION DATE
37154	4/6/89	-----	3/31/90.
CHP CARRIER NUMBER	CATION		
CA- 10811		<input type="checkbox"/> Initial	<input checked="" type="checkbox"/> Renewal

LICENSEE NAME AND ADDRESS (ONLY IF DIFFERENT FROM BELOW)

California Stevedore & Ballast Company
 501 Army Street
 San Francisco, CA 94124

The person or firm named has been licensed pursuant to the California Vehicle Code for.

OPERATION OF:

- Emergency Ambulances
 Armored Cars
 (IMS) Inspection and Maintenance Station

HAZARDOUS MATERIALS TRANSPORTATION

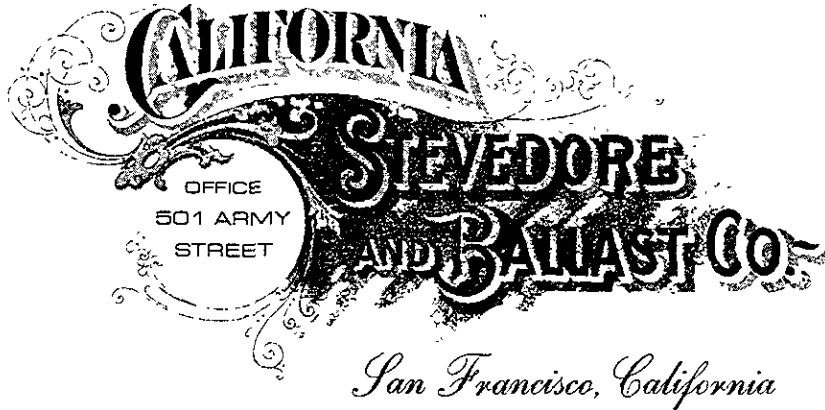
- (HMX) Explosives subject to Division 14, Vehicle Code, Materials subject to Section 31302, Vehicle Code, and other hazardous materials
 (HMO) Other Hazardous Materials.
 (HMW) Hazardous materials in certified waste hauler vehicles only (fee exempt), registration number:

LICENSEE NAME AND MAILING ADDRESS

California Stevedore & Ballast Company
 P.O. Box 7731
 San Francisco, CA 94124

CONTROL NUMBER
73937

MAILING ADDRESS
P.O. BOX 7731
SAN FRANCISCO
CALIFORNIA 94120



AREA CODE 415
TELEPHONE 826-7100
CABLE ADDRESS CALSTEBAL
TELEX #171066

May 10, 1989

Division of Hazardous Materials
Department of Environmental Health
80 Swan Way, Room 200
Oakland, Calif. 94621

Dear Mr. Levi,

In response to your inspection report dated (4/14/89), I'll inform you what has been done about the waste removal site.

- (1). We cleaned and converted a (conex) van. We welded a metal strip around the bottom 6" high to contain any oil in case of a leak. The van is standing on concrete and will remain there.
- (2). The empty drums are labeled and it will be noted when they begin to be filled.
- (3). I applied for an E.P.A. number on April 26, 1989 but I have not received it yet.
- (4). I have not yet taken care of a manifest order request because of the E.P.A. number.

Enclosed you'll find a copy of the invoice of the waste disposal contractor who hauled the oil away. The old batteries were hauled to Pier 80 terminal for disposal by our truck. See license copy.

Hope we have complied to all the regulations.

Sincerely,

Art Spithorst
California Stevedore & Ballast Company
Terminal Manager

ALERT
DEPT. OF ENVIRONMENTAL HEALTH
HAZARDOUS MATERIALS

5/12 A4

Waste Oil Recovery Systems, Inc.

INVOICE

6401 LEONA STREET
OAKLAND, CA 94605



(415) 533-0750
533-0751

6069

SOLD TO

SHIPPED TO

*California Steel
1001 Broadway North
San Francisco, Calif. 94103*

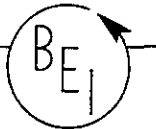
876-7100

CUSTOMER'S ORDER <i>10000</i>	SALESMAN <i>Lee</i>	TERMS <i>Net 30</i>	SHIPPED VIA	E.P.A.-CAD000626515 D.O.H.S.-849	DATE <i>1/16/89</i>
DESTINATION	<input checked="" type="checkbox"/> PETRO RECYCLING 213 595-7431	<input type="checkbox"/> REFINERIES SERVICE 800 874-4444	<input type="checkbox"/> DEMENNO-KERFOON 213 537-7100		

<i>Waste Oil Services Co.</i>				
<i>425 Alton</i>				
<i>D.H.S. Manifest # 87601561</i>				
<i>Rocky Hebert</i>				
<i>VER PAUL</i>				

BLYMYER

ENGINEERS, INC.



March 21, 1989
BEI Job No. 88322

Mr. Ariu Levi
ALAMEDA COUNTY HEALTH AGENCY
80 Swan Way, Room #200
Oakland, CA. 94621

SUBJECT: ENCINAL TERMINALS
1521 BUENA VISTA AVENUE
ALAMEDA, CALIFORNIA

Dear Mr. Levi:

Aboveground (According to Michael Lewis, 4/13/92)

The old waste oil tank containment sump at the subject facility was removed on February 1, 1989. Approximately seven tons of concrete rubble and contaminated soil was removed and transported to Casmalia Resources, Inc. (copy of manifest attached) for disposal. One soil sample was obtained from the bottom center of the excavation. Captain Marvin Helms of the Alameda Fire Department was on site to witness the soil sampling. The sample was delivered to Trace Analysis Laboratory and analyzed for volatile organics (EPA Method #8240) and oil and grease (SM 503E). As indicated in the attached analytical report, 750 mg/kg oil and grease was detected in the sample. No volatile organic compounds were detected.

If you have any questions, please give me a call at 521-3773.

Cordially,

BLYMYER ENGINEERS, INC.

Michael S. Lewis
Environmental Specialist

MSL/ds

Attachments

cc: Mr. Peter Wong -ENCINAL TERMINALS
Capt. Marvin Helms-ALAMEDA FIRE DEPARTMENT

ALAMEDA COUNTY
3/22/89 HEALTH
AGENCY

UNIFORM HAZARDOUS WASTE MANIFEST

1. Generator's US EPA ID No. **CA 10 00 16 1 45 9 45 2 76**
 Manifest Document No.

Page 1 of 1
 Information in the shaded areas is not required by Federal law.

3. Generator's Name and Mailing Address
**Regional Terminals
 Buena Vista Ave./ Alameda CA**

A. State Manifest Document Number
88252632

4. Generator's Phone (415) **523 8800**

B. State Generator's ID
WA 1105161 012100 17

5. Transporter 1 Company Name **Dillard Trucking**
 6. US EPA ID Number **CA 10 00 16 1 6 02 8 00**

C. State Transporter's ID
181 181

7. Transporter 2 Company Name
 8. US EPA ID Number

D. Transporter's Phone **415 475 7662**

9. Designated Facility Name and Site Address
**Casmalia Resources, Inc
 RTU Road
 Casmalia, CA 93439**

E. State Transporter's ID

F. Transporter's Phone

G. State Facility's ID

H. Facility's Phone

10. US EPA ID Number **CA 10 01 0 1 40 1 2 5**

I. Facility's Phone **505 837 8448**

17. US DOT Description (including Proper Shipping Name, Hazard Class, and ID Number)	12. Containers		13. Total Quantity	Unit Wt/Vol	14. Waste No.
	No.	Type			
a. Contaminated Soil And Concrete California Regulated Waste Only	11	OT	102107		State EPA/Other Non-Reg
b.					State EPA/Other
c.					State EPA/Other
d.					State EPA/Other

j. Additional Descriptions for Materials Listed Above
**Concrete and Soil Contaminated With
 Less Than 1% Motor Oil**

K. Handling Codes for Wastes Listed Above

15. Special Handling Instructions and Additional Information

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 **MICHAEL S. LEWIS** Signature *[Signature]* Month Day Year **05 11 88**

17. Transporter 1 Acknowledgement of Receipt of Materials
 Printed/Typed Name **Allen DUTRA** Signature *[Signature]* Month Day Year **05 11 88**

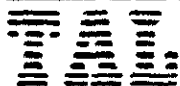
18. Transporter 2 Acknowledgement of Receipt of Materials
 Printed/Typed Name _____ Signature _____ Month Day Year _____

19. Discrepancy Indication Space

20. Facility Owner or Operator Certification of receipt of hazardous materials covered by this manifest except as noted in item 18.
 Printed/Typed Name _____ Signature _____ Month Day Year _____

IN CASE OF AN EMERGENCY OR SPILL, CALL THE NATIONAL RESPONSE CENTER 1-800-424-8802; WITHIN CALIFORNIA CALL 1-800-852-7650

GENERATOR
TRANSPORTER
FACILITY



DATE: 3/7/89

LOG NO.: 6979

DATE SAMPLED: 2/1/89

DATE RECEIVED: 2/2/89

CUSTOMER: Blymyer Engineers, Inc.

REQUESTER: Mike Lewis

PROJECT: No. 88322, Encinal - Alameda

Sample Type: Soil

<u>Method and Constituent</u>	<u>Units</u>	<u>No. 1</u>	
		<u>Concen- tration</u>	<u>Detection Limit</u>
Standard Method 503E, Hydrocarbons:			
Oil and Grease	ug/kg	750,000	20,000

BLYMYER

ENGINEERS, INC.



Mr. Ariu Levi
ALAMEDA COUNTY HEALTH AGENCY
80 Swan Way, Room #200
Oakland, CA 94621

January 9, 1989
BEI Job No. 88322

RECEIVED
JAN 15 1989

SUBJECT: ENCINAL TERMINALS
1521 BUENA VISTA AVENUE
ALAMEDA, CALIFORNIA

HAZARDOUS MATERIALS/
WASTE PROGRAM

Dear Mr. Levi:

As we discussed, Blymyer Engineers has been retained by Encinal Terminals to remove the old waste oil tank containment sump at the subject facility. We are planning to break up the sump and dispose of all concrete rubble and contaminated soil at a Class I facility. A soil sample will be obtained from the bottom of the excavation and analyzed for oil & grease (SM503E) and volatile organics (EPA Method 8240). The removal work is scheduled for January 24, 1989.

If you have any questions, please give me a call at 415/521-3773.

Cordially,

BLYMYER ENGINEERS, INC.

A handwritten signature in cursive script that reads 'Michael S. Lewis'.

Michael S. Lewis
Environmental Specialist

MSL/ds

cc: Mr. Peter Wong

(415) 521-3773

TO Alameda County Health Agency

DATE	1-25-88	JOB NO	87139
ATTENTION	Mr. Ariv Levi		
RE	Encinal Terminals Tank Closures		
	1521 Buena Vista Ave.		
	Alameda, CA		

GENTLEMEN:

WE ARE SENDING YOU Attached Under separate cover via _____ the following items:

Shop drawings Prints Plans Samples Specifications

Copy of letter Change order _____

COPIES	DATE	NO.	DESCRIPTION
1			Revised Closure Plan for the subject work. (Added one gasoline tank)
1			Check for \$150.00 for additional deposit fees.

THESE ARE TRANSMITTED as checked below:

- For approval
- For your use
- As requested
- For review and comment
- FOR BIDS DUE _____ 19 _____
- Approved as submitted
- Approved as noted
- Returned for corrections
- _____
- Resubmit _____ copies for approval
- Submit _____ copies for distribution
- Return _____ corrected prints
- PRINTS RETURNED AFTER LOAN TO US

REMARKS _____

Project # U505559

Fee Paid \$150.00 ADALC

Date 1-25-88

COPY TO _____

SIGNED: Michael S. LS

BLYMYER & SONS engineers, inc.

December 30, 1987
BSE Job No. 87139

Mr. Ariu Levi
Division of Hazardous Materials
DEPT. OF ENVIRONMENTAL HEALTH
470-27th Street
Room #322
Oakland, CA. 94612

SUBJECT: CLOSURE PLAN FOR UST
ENCINAL TERMINALS
1521 BUENA VISTA AVENUE
ALAMEDA, CALIFORNIA 94501

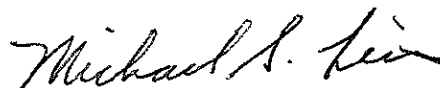
Dear Mr. Levi:

Please find enclosed the closure plan for underground storage tanks at the subject facility. Also enclosed is a check in the amount of \$450.00 for the required deposit. We will await your approval of this plan.

If you have any questions or are in need of additional information, please give me a call at 521-3773.

Very truly yours,

BLYMYER & SONS ENGINEERS, INC.



Michael S. Lewis

MSL/ds

Attachments

Project # USOSS 42
Fee Paid \$450.00
Date 11/4/88



December 29, 1987
BSE Job No. 87139

CLOSURE PLAN
FOR UNDERGROUND STORAGE TANKS

Property Owner:

Encinal Terminals
1521 Buena Vista Avenue
Alameda, CA. 94501
(415) 523-8800

Mailing Address:
P. O. Box 2453
Alameda, CA. 94501

Project Manager:

Blymyer Engineers, Inc.
1829 Clement Avenue
Alameda, CA. 94501
(415) 521-3773

Contact:
Mike Lewis

Contractor:

Trace Environmental Services, Inc.
P. O. Box 815
Orangevale, CA. 95662-0815
(916) 723-6080
License No. 511740 - Class A

Background:

This facility is located adjacent to Alaska Basin and is used for marine stevedoring. The facility has two underground gasoline tanks and one underground oil/water separator as indicated on the attached plot plan. The oil/water separator is constructed of concrete and has a capacity of approximately 250 gallons. The two gasoline tanks are constructed of steel and their capacities are unknown. All tanks have been pumped completely of liquid.

Closure Plan

The two gasoline tanks will be triple rinsed prior to removal to render them non-hazardous. The rinsate will be manifested and transported by Trace Environmental, Transporter I.D. No. CAD982357170 to H & H Ship Service, State Facility No. 38-001-78, for final disposal. The tanks will be removed and transported by Trace Environmental to H & H Ship Service for final disposal.

The oil/water separator will be steam-cleaned on site. The waste water generated from cleaning will be manifested and transported by Trace Environmental to H & H Ship Service for final disposal. The concrete will be broken up and removed for disposal at an appropriate landfill. The discharge line to sanitary sewer will be permanently capped.

Sampling And Analysis:

Soil samples will be obtained by Blymyer Engineers, Inc. from the bottom of the tank excavations. Two soil samples will be taken from each gasoline tank excavation, one from the fill end and one from the vent end. One soil sample will be taken from the oil/water separator excavation. If groundwater is encountered in any of the excavations, a water sample will be obtained.

All gasoline tank samples will be analyzed for total volatile hydrocarbons and BTX. Oil/water separator sample(s) will be analyzed for total oil and grease. All analyses will be performed by Trace Analysis Laboratory, a DOHS certified lab, on a normal 10-day turnaround.

Remediation:

In the event soil and/or groundwater contamination is discovered, the Department of Environmental Health and the RWQCB will be notified immediately. A contamination investigation and remediation are not included in Blymyer's scope of work and may be handled by others.