

# ALAMEDA MARINA

1815 CLEMENT AVENUE  
ALAMEDA, CALIFORNIA 94501-1376  
(510) 521-1133

ENVIRONMENTAL  
PROTECTION

99 AUG 12 PM 3:04

August 10, 1999

Ms. Juliet Shin, R.G.  
Hazardous Material Specialist  
Environmental Health Services  
1131 Harbor Bay Parkway  
Alameda, CA 94501

Re: Underground Storage Tanks  
Pacific Shops, Inc.  
1815 Clement Ave.  
Alameda, CA 94501

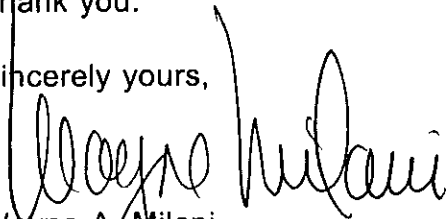
Dear Ms. Shin:

Enclosed are two (2) copies of the closure plan covering the removal of the 1000 gallon gas and diesel underground storage tanks from 1815 Clement Avenue.

If you have any questions please contact us.

Thank you.

Sincerely yours,



Wayne A. Milani  
Vice President

WAM/jcm

encl.

**PACIFIC SHOPS, INC.**

1815 CLEMENT AVENUE  
ALAMEDA, CALIFORNIA 94501-1376  
(510) 521-1133

ENVIRONMENTAL  
PROTECTION  
99 AUG -9 PM 4: 32

August 5, 1999

Juliet M. Shin  
Senior Hazardous Materials Specialist  
Alameda County Environmental Health Services  
1131 Harbor Bay Parkway, Suite 250  
Alameda, CA 94502-6577

Re: Notice of Responsibility  
ID #3830 - Pacific Shops, Inc.

Dear Ms. Shin:

Please be advised that Pacific Shops, Inc. is the owner of the property identified as ID 3830 in the Responsible Party letter dated 28 July 1999.

Sincerely yours,

PACIFIC SHOPS, INC.



Wayne A. Milani  
Vice President

WAM/cb

# PACIFIC SHOPS, INC.

1815 CLEMENT AVENUE  
ALAMEDA, CALIFORNIA 94501-1376  
(510) 521-1133

July 31, 1999

Juliet Shin, R.G.  
Hazardous Material Specialist  
Environmental Health Services  
1131 Harbor Bay Parkway, Suite 250  
Alameda, CA 94502-6577

**RE: 1815 Clement Avenue  
Alameda, CA 94501**

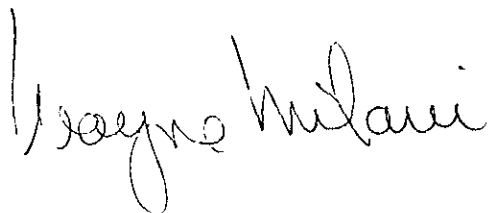
Dear Ms. Shin,

Enclosed is the Underground Storage Tank Leak Form you requested that I complete.

Please contact us if you require any additional information.

Sincerely yours,

**PACIFIC SHOPS, INC.**



Wayne A. Milani  
Vice President

WAM/dc  
enclosure

69 AUG -6 AM 8:39  
ENVIRONMENTAL  
PROTECTION

# 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 07/28/99	CASE #	SIGNED: <i>Juliet Shin</i> DATE: 08/06/99

REPORTED BY	NAME OF INDIVIDUAL FILING REPORT Wayne Milani	PHONE (510) 521-1133	SIGNATURE 7/28/99	
	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 Pacific Shops, Inc.		
	ADDRESS 1815 Clement Street, Alameda, CA 94501			

RESPONSIBLE PARTY	NAME Pacific Shops, Inc. <input type="checkbox"/> UNKNOWN	CONTACT PERSON Wayne Milani	PHONE (510) 521-1133
	ADDRESS 1815 Clement Street, Alameda, CA 94501		

SITE LOCATION	FACILITY NAME (IF APPLICABLE) Alameda Marina	OPERATOR Svendsens Boatworks	PHONE (510) 522-2886	
	ADDRESS 2051 Clement Street, Alameda, CA 94501			
	CROSS STREET Chestnut & Clement			

IMPLEMENTING AGENCIES	LOCAL AGENCY AGENCY NAME Alameda County of Health	CONTACT PERSON Juliet Shin	PHONE (510) 567-6763
	REGIONAL BOARD ( )		

SUBSTANCES INVOLVED	(1) NAME DIESEL	QUANTITY LOST (GALLONS) <input checked="" type="checkbox"/> UNKNOWN
	(2) NAME GASOLINE	QUANTITY LOST (GALLONS) <input checked="" type="checkbox"/> UNKNOWN

DISCOVERY/BATEMENT	DATE DISCOVERED 07/21/99	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 UNKNOWN	METHOD USED TO STOP DISCHARGE (CHECK ALL THAT APPLY) <input type="checkbox"/> REMOVE CONTENTS <input checked="" type="checkbox"/> CLOSE TANK & REMOVE <input type="checkbox"/> REPAIR PIPING <input type="checkbox"/> REPAIR TANK <input type="checkbox"/> CLOSE TANK & FILL IN PLACE <input type="checkbox"/> CHANGE PROCEDURE <input type="checkbox"/> REPLACE TANK <input type="checkbox"/> OTHER		
	HAS DISCHARGE BEEN STOPPED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO IF YES, DATE			

SOURCE/ CAUSE	SOURCE OF DISCHARGE <input type="checkbox"/> TANK LEAK <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/> PIPING LEAK <input type="checkbox"/> OTHER	CAUSE(S) <input type="checkbox"/> OVERFILL <input type="checkbox"/> RUPTURE/FAILURE <input type="checkbox"/> SPILL <input type="checkbox"/> CORROSION <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/> OTHER		
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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)
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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 type="checkbox"/> CASE CLOSED (CLEANUP COMPLETED OR UNNECESSARY) <input checked="" type="checkbox"/> CLEANUP UNDERWAY		
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REMEDIAL ACTION	CHECK APPROPRIATE ACTION(S) (SEE BACK FOR DETAILS) <input checked="" type="checkbox"/> EXCAVATE & DISPOSE (ED) <input type="checkbox"/> REMOVE FREE PRODUCT (FP) <input type="checkbox"/> ENHANCED BIO DEGRADATION (IT) <input type="checkbox"/> CAP SITE (CD) <input type="checkbox"/> EXCAVATE & TREAT (ET) <input type="checkbox"/> PUMP & TREAT GROUNDWATER (GT) <input type="checkbox"/> REPLACE SUPPLY (RS) <input type="checkbox"/> CONTAINMENT BARRIER (CB) <input type="checkbox"/> NO ACTION REQUIRED (NA) <input type="checkbox"/> TREATMENT AT HOOKUP (HU) <input type="checkbox"/> VENT SOIL (VS) <input type="checkbox"/> VACUUM EXTRACT (VE) <input type="checkbox"/> OTHER (OT)		
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COMMENTS	MINOR SPILL OF UNKNOWN ORIGIN CONTAMINATED SOIL HAULED OFF.
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ALAMEDA COUNTY, DEPARTMENT OF  
 ENVIRONMENTAL HEALTH  
 Hazardous Materials Inspection Form

white -env.health  
 yellow -facility  
 pink -files

II, III

Site ID # 3830 Site Name Marina/Boat Yard Today's Date 07/23/99

Site Address 1815 Clement Ave.

City Alameda Zip 94501 Phone \_\_\_\_\_

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

Inspection Categories:

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

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

Comments:

Came out to site at 10:30 AM to oversee water sampling from inside the pit and the harbor, at high tide, to compare contaminant concentrations in the pit w/ the harbor water. This is to determine whether the diesel contamination identified in the pit water may be resulting from the harbor, because the tanks were in good condition at time of removal. Due to low levels of BTEX, MTBE, and TPH being identified in the pit water sample, both water samples need to be analyzed for these constituents as well. Met w/ Mark Williams, FOSS, and Wayne Milani, R.P. Mark Williams indicated that lead analysis was done & will submit analyticals w/ Tank Removal Report. Stockpiled soil will be covered to prevent it from blowing around. Mr. Milani mentioned that there was a major oil spill in the harbor in the 80's →

II.A BUSINESS PLANS (Title 19)

- 1. Immediate Reporting 2703
- 2. Bus Plan Stds. 25503(b)
- 3. RR Cars > 30 days 25503.7
- 4. Inventory Information 25504(a)
- 5. Inventory Complete 2730
- 6. Emergency Response 25504(b)
- 7. Training 25504(c)
- 8. Deficiency 25505(a)
- 9. Modification 25505(b)

II.B ACUTELY HAZ. MATLS

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

III. UNDERGROUND TANKS (Title 23)

- |  |   |
|--|---|
| General  | <input type="checkbox"/> 1. Permit Application 25284 (H&S)      |
|  | <input type="checkbox"/> 2. Pipeline Leak Detection 25292 (H&S) |
|  | <input type="checkbox"/> 3. Records Maintenance 2712            |
|  | <input type="checkbox"/> 4. Release Report 2651                 |
|  | <input type="checkbox"/> 5. Closure Plans 2670                  |
| Monitoring for Existing Tanks                    | <input type="checkbox"/> 6. Method                              |
|  | 1) Monthly Test   |
|  | 2) Daily Vadose   |
|  | Semi-annual groundwater   |
|  | One time soils  |
|  | 3) Daily Vadose   |
|  | One time soils  |
|  | Annual tank test  |
|  | 4) Monthly Gndwater   |
|  | One time soils  |
|  | 5) Daily Inventory  |
|  | Annual tank testing   |
|  | Cont pipe leak det  |
|  | Vadose/gndwater mon.  |
| 6) Daily Inventory                               |   |
| Annual tank testing                              |   |
| Cont pipe leak det                               |   |
| 7) Weekly Tank Gauge                             |   |
| Annual tank testing                              |   |
| 8) Annual Tank Testing                           |   |
| Daily Inventory                                  |   |
| 9) Other _____                                   |   |
| New Tanks  | <input type="checkbox"/> 7. Precs Tank Test 2643                |
|  | Date: _____   |
|  | <input type="checkbox"/> 8. Inventory Rec. 2644                 |
|  | <input type="checkbox"/> 9. Soil Testing . 2646                 |
| <input type="checkbox"/> 10. Ground Water. 2647  |   |
| <input type="checkbox"/> 11. Monitor Plan 2632   |   |
| <input type="checkbox"/> 12. Access. Secure 2634 |   |
| <input type="checkbox"/> 13. Plans Submit 2711   |   |
| Date: _____                                      |   |
| <input type="checkbox"/> 14. As Built 2635       |   |
| Date: _____                                      |   |

II, III

Contact: Wayne Milani  
 Title: \_\_\_\_\_  
 Signature: Wayne Milani

Inspector: Juliet Shin  
 Signature: Juliet Shin

Pa. 2

white -env.health  
yellow -facility  
pink -files

# ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH

## Hazardous Materials Inspection Form

1131 Harbor Bay Pkwy.  
Suite 250  
Alameda, CA 94502-6577  
(510) 567-6700

II, III

Site ID # 3830 Site Name Marina / Boat Yard Today's Date 07/23/99

Site Address 1815 Clement Ave.

City Alameda Zip 94501 Phone \_\_\_\_\_

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

### Inspection Categories:

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

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

### Comments:

due to some kids opening up some petrochem tank valves. Also, there is a storm sewer discharge point adjacent to the pit area. Went and saw what looked like sheen on top of water in certain areas of the harbor. There will be a 24 hr turn-around time on samples and Mark Williams will contact me tomorrow. The soil, ~30 yd<sup>3</sup> will be hauled to a Class II landfill.

### II.A BUSINESS PLANS (Title 19)

- 1. Immediate Reporting 2703
- 2. Bus. Plan Sids 25503(b)
- 3. RR Cars > 30 days 25503.7
- 4. Inventory Information 25504(a)
- 5. Inventory Complete 2730
- 6. Emergency Response 25504(b)
- 7. Training 25504(c)
- 8. Deficiency 25505(a)
- 9. Modification 25505(b)

### II.B ACUTELY HAZ. MATLS

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

### III. UNDERGROUND TANKS (Title 23)

- |                               |   |
|-------------------------------|---|
| General                       | <input type="checkbox"/> 1. Permit Application 25284 (H&S)                              |
|                               | <input type="checkbox"/> 2. Pipeline Leak Detection 25292 (H&S)                         |
|                               | <input type="checkbox"/> 3. Records Maintenance 2712                                    |
|                               | <input type="checkbox"/> 4. Release Report 2651   |
|                               | <input type="checkbox"/> 5. Closure Plans 2670  |
| Monitoring for Existing Tanks | <input type="checkbox"/> 6. Method  |
|                               | 1) Monthly Test   |
|                               | 2) Daily Vadose<br>Semi-annual groundwater<br>One time sols                             |
|                               | 3) Daily Vadose<br>One time sols<br>Annual tank test                                    |
|                               | 4) Monthly Gndwater<br>One time sols  |
|                               | 5) Daily Inventory<br>Annual tank testing<br>Cont pipe leak det<br>Vadose/gndwater mon. |
|                               | 6) Daily Inventory<br>Annual tank testing<br>Cont pipe leak det                         |
|                               | 7) Weekly Tank Gauge<br>Annual tank teting  |
|                               | 8) Annual Tank Testing<br>Daily Inventory   |
|                               | 9) Other _____  |
| New Tanks                     | <input type="checkbox"/> 7. Precs Tank Test 2643  |
|                               | Date: _____   |
|                               | <input type="checkbox"/> 8. Inventory Rec. 2644   |
|                               | <input type="checkbox"/> 9. Soil Testing . 2646   |
|                               | <input type="checkbox"/> 10. Ground Water. 2647   |
|                               | <input type="checkbox"/> 11. Monitor Plan 2632  |
|                               | <input type="checkbox"/> 12. Access. Secure 2634  |
|                               | <input type="checkbox"/> 13. Plans Submit 2711  |
|                               | Date: _____   |
|                               | <input type="checkbox"/> 14. As Built 2635  |
| Date: _____                   |   |

Rev 8/88

Contact: \_\_\_\_\_  
 Title: \_\_\_\_\_  
 Signature: Wayne Williams

II, III

Inspector: Juliet Shin  
 Signature: Juliet Shin

ALAMEDA COUNTY  
HEALTH CARE SERVICES



AGENCY

DAVID J. KEARS, Agency Director

ENVIRONMENTAL HEALTH SERVICES

1131 Harbor Bay Parkway, Suite 250  
Alameda, CA 94502-6577  
(510) 567-6700  
(510) 337-9335 (FAX)

July 22, 1999

Wayne Milani  
Pacific Shops  
1815 Clement St.  
Alameda, CA 94501

Re: Required investigations at 1815 Clement St., Alameda, CA 94501

Dear Mr. Milani,

On July 14, 1999, one 1,000-gallon gasoline underground storage tank (UST) and one 1,000-gallon diesel UST were removed from the above site. Two soil samples and one groundwater sample were collected from below the USTs and analyzed for the following petroleum constituents: Total Petroleum Hydrocarbons as gasoline (TPHg), TPH as diesel (TPHd), Methyl Tertiary Butyl Ether (MTBE), and benzene, toluene, ethylbenzene, and total xylenes (BTEX). Analysis of the soil samples identified up to 2.7 parts per million (ppm) TPHg, 0.012ppm MTBE, 0.026ppm benzene, 0.93ppm toluene, 0.088ppm ethylbenzene, and 0.99ppm total xylenes. Analysis of the groundwater sample identified 100 parts per billion (ppb) TPHg, 8,400ppb TPHd, 27ppb MTBE, 3.2ppb benzene, 13ppb toluene, 2.1ppb ethylbenzene, and 14ppb total xylenes.

The concentrations of TPHg in soil and TPHd in groundwater currently exceed the threshold values established by the Regional Water Quality Control Board (RWQCB) for sites located in a Saltwater Ecological Protection Zone (SEPZ) (i.e., within 100 feet of the shoreline). Although no holes were observed in the USTs at the time of the tank removal, the detected soil and groundwater contamination is similar to the constituents formerly stored in the two USTs and may have resulted from small spills during historical day-to-day operations. Consequently, due to the proximity of the UST area to the shoreline, this office is requiring that additional investigations be conducted at the site. This case will be transferred to our Local Oversight Program that will supervise all future investigations. A letter discussing the transfer of the case will be submitted to you shortly.

Per Article 11, Title 23 California Code of Regulations and the California Water Code, this office is requesting that you conduct further excavation of the UST pit to remove those concentrations of TPHg currently exceeding the SEPZ threshold value of 0.15ppm. Soil samples are required to be collected from the pit after the overexcavation to confirm that contaminant concentrations exceeding the threshold values have been removed. Based on the fact that the formerly excavated stockpiled soil contains 18ppm TPHd, which exceeds the current SEPZ threshold value of 0.23ppm, this soil **cannot** be used to backfill the excavation pit and must be hauled off site to a certified disposal facility. The pit must be backfilled with clean fill.

Subsequent to backfilling the excavation, this office is requesting that you conduct additional groundwater sampling to further characterize any groundwater contamination. At a minimum, one permanent groundwater monitoring well, with a 15-foot screen, shall be placed in the tank pit and monitored on a quarterly basis for one year. Additionally, one "grab" groundwater sample should be collected further inland from the shoreline to determine whether the contaminant plume

Mr. Wayne Milani  
Re: 1815 Clement St.  
July 22, 1999  
Page 2 of 2

has migrated inland from tidal fluctuations. If concentrations of concern are identified from either of these sampling points, further groundwater characterization will be required.

The groundwater samples must be analyzed for TPHg, TPHd, MTBE, BTEX, and Total Dissolved Solids (TDS). If leaded gasoline was ever stored in the former USTs, you will also be required to analyze for dissolved lead and the lead scavengers Ethylene Dibromide (EDB) and Ethylene Dichloride (EDC). Additionally, per the RWQCB guidelines, samples associated with former gasoline USTs must initially be analyzed for the following oxygenates using Methods 8260: Tertiary Amyl Methyl Ether (TAME), Diisopropyl Ether (DIPE), Ethyl Tertiary Butyl Ether (ETBE), and Tertiary Butyl Alcohol (TBA). If these oxygenates, and the above lead scavengers, are not identified in the first round of groundwater samples, analysis for these constituents may be discontinued in the following quarterly groundwater sampling events.

The description of and analytical results from the above overexcavation and confirmatory soil sampling work may be submitted with the required Tank Removal Report, which documents the initial UST removal field activities and analytical results. **The overexcavation work shall be conducted within 30 days of the date of this letter (i.e., by August 19, 1999).**

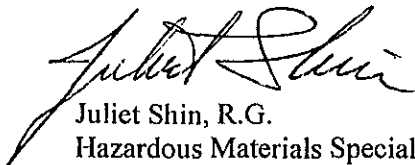
A workplan addressing the groundwater investigations should be submitted to this office for our review and approval prior to implementing this work. **This workplan shall be submitted within 45 days of the date of this letter (i.e., by September 3, 1999).**

Please complete and sign the attached **Unauthorized Leak/Report Form** and submit all carbon copies to this office with the Tank Removal Report.

Lastly, please remove and drum the boom which was placed in the water below the former gas/diesel dispensers to absorb the small quantity of gas that leaked out during the removal activities and dispose of it properly.

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

Sincerely,



Juliet Shin, R.G.  
Hazardous Materials Specialist

**ATTACHMENT**

Cc: Mark Williams, FOSS Environmental & Infrastructure, 1605 Ferry Point, Alameda, CA  
94501  
Rob Weston, ACEPD



COM No.	REMOTE STATION	START TIME	DURATION	PAGES	RESULT	USER ID	REMARKS
824	5211185	07-22 13:40	01' 35	02/02	OK		

7499402045

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



Post-It™ brand fax transmittal memo 7671		# of pages > 2	
To	Wayne Milani	From	Juliet Shin
Co.	Pacific Shops	Co.	Alameda City
Dept.		Phone #	510-567-6763
Fax #	510-521-1185	Fax #	510-337-9335

July 22, 1999

Wayne Milani  
Pacific Shops  
1815 Clement St.  
Alameda, CA 94501

1131 Harbor Bay Parkway, Suite 250  
Alameda, CA 94502-6577  
(510) 567-6700  
(510) 337-9335 (FAX)

Re: Required investigations at 1815 Clement St., Alameda, CA 94501

Dear Mr. Milani,

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COM No.	REMOTE STATION	START TIME	DURATION	PAGES	RESULT	USER ID	REMARKS
823	5107491391	07-22 13:43	01' 12	02/02	OK		

7499402045

ALAMEDA COUNTY  
**HEALTH CARE SERVICES**



AGENCY  
 DAVID J. KEARS, Agency Director

Post-It™ brand fax transmittal memo 7671 # of pages > 2

To: Mark Williams	From: Juliet Shin
Co: FOSS	Co: Alameda City
Dept:	Phone #: 510-567-6703
Fax #: 510-749-1391	Fax #: 510-337-9335

1131 Harbor Bay Parkway, Suite 250  
 Alameda, CA 94502-6577  
 (510) 667-6700  
 (510) 337-9335 (FAX)

July 22, 1999

Wayne Milani  
 Pacific Shops  
 1815 Clement St.  
 Alameda, CA 94501

Re: Required investigations at 1815 Clement St., Alameda, CA 94501

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ALAMEDA COUNTY HEALTH CARE SERVICES AGENCY  
 ENVIRONMENTAL HEALTH SERVICES  
 1131 HARBOR BAY PARKWAY, RM 250  
 ALAMEDA, CA 94502-6577  
 PHONE # 510/567-6700

JUN 22 1999

ACCEPTED

Underground Storage Tank Closure Permit Application  
 Alameda County Division of Hazardous Materials  
 1131 Harbor Bay Parkway, Suite 250  
 Alameda, CA 94502-6577

These closure/removal plans have been accepted and found to be acceptable and essentially meet the requirements of State and Local Health Laws. Changes to your closure plans indicated by this Department are to ensure compliance with State and local laws. The project proposed herein is now released for issuance of any required building permits for construction/deconstruction.

One copy of the accepted plans must be on the job and available to all contractors and craftsmen involved with the removal.

Any changes or alterations of these plans and specifications must be submitted to the this Department and to the Fire and Building Inspections Department to determine if such changes meet the requirements of State and local laws. Notify the Department at least 72 hours prior to the following required inspections:

- Removal of Tank(s) and Piping
- Sampling
- Final Inspection

Issuance of a permit to operate, by permitting the closure, is dependent on compliance with accepted plans and all applicable laws and regulations.

THERE IS A FINANCIAL PENALTY FOR NOT OBTAINING THESE INSPECTIONS

Contact Specialist

*Robert Weston*

SEE COMMENTS IN PG 10K

UNDERGROUND TANK CLOSURE PLAN

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

1. Name of Business Pacific Shops INC DBA Alameda Marina  
 Business Owner or Contact Person (PRINT) WAYNE MILAWI
  2. Site Address 1815 clement  
 City Alameda Zip 94501 Phone 510 521-1133
  3. Mailing Address 1815 clement  
 City ALAMEDA Zip 94501 Phone 510 521-1133
  4. Property Owner Pacific Shops  
 Business Name (if applicable) Alameda Marina  
 Address 1815 clement  
 City, state Alameda Zip 94501
  5. Generator name under which tank will be manifested  
SWEIDSON'S MARINA
- US EPA ID# under which tank will be manifested CA 6000004409

6. Contractor FOSS ENVIRONMENTAL  
 Address 1605 Ferry Point  
 City ALAMEDA CA Phone 510-749-1390  
 License Type A HAZ ID# 716581 A/7579
7. Consultant (if applicable) N-A  
 Address \_\_\_\_\_  
 City, State \_\_\_\_\_ Phone \_\_\_\_\_
8. Main Contact Person for Investigation (if applicable)  
 Name N-A Title \_\_\_\_\_  
 Company \_\_\_\_\_  
 Phone \_\_\_\_\_
9. Number of underground tanks being closed with this plan 2  
 Length of piping being removed under this plan APPROX 60 feet  
 Total number of underground tanks at this facility (\*\*confirmed with owner or operator) 2
10. State Registered Hazardous Waste Transporters/Facilities (see instructions).

**\*\* Underground storage tanks must be handled as hazardous waste \*\***

a) Product/Residual Sludge/Rinsate Transporter

Name FOSS ENVIRONMENTAL EPA I.D. No. CAL000030114  
 Hauler License No. 3233 License Exp. Date JUNE 30, 99  
 Address 1605 Ferry Point  
 City ALAMEDA State CA Zip 94501

b) Product/Residual Sludge/Rinsate Disposal Site

Name SEAPORT Petroleum EPA ID# CAL 000032058  
 Address 675 SEAPORT Blvd Port of Redwood city  
 City REDWOOD city State CA Zip 94063

c) Tank and Piping Transporter

Name FOSS ENVIRONMENTAL EPA I.D. No. CA R000030114  
Hauler License No. 3233 License Exp. Date 6-30-99  
Address 1605 FERRY POINT  
City ALAMEDA State CA Zip 94501

d) Tank and Piping Disposal Site

Name ECT EPA I.D. No. CA D009466392  
Address 255 PARR BLVD  
City RICHMOND State CA Zip 94801

11. Sample Collector

Name DAVE SADOFF  
Company ENVIRONMENTAL BIO SYSTEMS  
Address PO BOX 7171  
City SAN JOSE State CA Zip 95150 Phone 510 317-1455

12. Laboratory

Name CHROMA LAB, INC  
Address 1220 QUARRY LANE  
City PLEASANTON State CA Zip 94566-4756  
State Certification No. 1094

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

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

14. Describe methods to be used for rendering tank(s) inert:

TANKS WILL BE PUMPED OUT AND INTERTED  
WITH 25 LB DRY ICE IN EACH TANK. LEL/O2  
METER WILL BE USED TO TEST TANK INTERIOR ATMOSPHERE

Before tanks are pumped out and inerted, all associated piping must be flushed back into the tank(s). All accessible piping must then be removed. Inaccessible piping must be permanently plugged using grout.

The Bay Area Air Quality Management District, 415/771-6000, along with local Fire and Building Departments, must also be contacted for tank removal permits. Fire departments typically require the use of a combustible gas indicator to verify tank inertness. It is the contractor's responsibility to have a functional combustible gas indicator on-site to verify that the tank(s) is inerted.

15. Tank History and Sampling Information \*\*\* (see instructions) \*\*\*

Tank		Material to be sampled (tank contents, soil, groundwater)	Location and Depth of Samples
Capacity	Use History include date last used (estimated)		
TANK 1 B	Installed 1986 in June in service until December 15 1998 gasoline storage	soil under TANK 2 feet into native  <b>GROUND WATER IF PRESENT</b>	2 feet into Native At fill end OF TANK + OPPOSITE END
TANK 1 C	Installed 1986 in June in service until December 15 1998 Diesel storage	soil under TANK 2 feet into native	2 feet into Native At fill end OF TANK + OPPOSITE END

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

Excavated/Stockpiled Soil

Stockpiled Soil Volume  
(estimated)

20 cubic yards

Sampling Plan

4 POINT composite  
HOMOGENIZED

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

Will the excavated soil be returned to the excavation immediately after tank removal? [ ] yes [X] no [ ] unknown

If yes, explain reasoning \_\_\_\_\_

If unknown at this point in time, please be aware that excavated soil may not be returned to the excavation without prior approval from this office. This means that the contractor, consultant, or responsible party must communicate with the Specialist IN ADVANCE of backfilling activities.

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.

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

Contaminant Sought	EPA or Other Sample Preparation Method Number	EPA or Other Analysis Method Number	Method Detection Limit
<p>GASOLINE DIESEL BTEX MTBE</p>		<p>SEE TABLE 2 FOR METHODS</p>	

18. Submit Worker's Compensation Certificate copy

Name of Insurer Willis TOWERS WOOD CORPORATION OF SEATTLE

19. Submit Plot Plan **\*\*\* (See Instructions) \*\*\***

20. Enclose Deposit (See Instructions)

21. Report all leaks or contamination to this office within 5 days of discovery.

The written report shall be made on an Underground Storage Tank Unauthorized Leak/Contamination Site Report (ULR) form.

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

23. Submit State (Underground Storage Tank Permit Application) Forms A and B (one-B form for each UST to be removed) (mark box 8 for "tank removed" in the upper right hand corner)



I declare that to the best of my knowledge and belief that 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 approval from the Environmental Protection Division 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.

CONTRACTOR INFORMATION

Name of Business FOSS REVISION MENTAL

Name of Individual MARK WILLIAMS

Signature  Date 6-16-99

PROPERTY OWNER OR MOST RECENT TANK OPERATOR (Circle one)

Name of Business SWENSON'S MARINE / PACIFIC SHOPS, INC

Name of Individual SVEN SWENSON

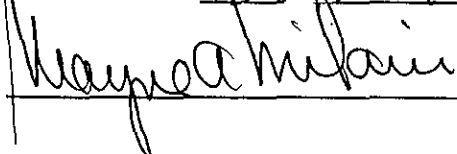
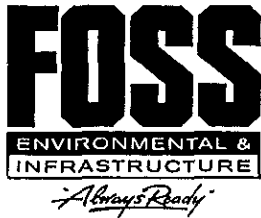
Signature  Date 16 June 1999

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 G	GCFID(5030)
	TPH D	GCFID(3550)	TPH D	GCFID(3510)
	BTX&E	8020 or 8240	BTX&E	602, 624 or 8260
	TPH AND BTX&E	8260		
Leaded Gas	TPH G	GCFID(5030)	TPH G	GCFID(5030)
	BTX&E	8020 OR 8240	BTX&E	602 or 624
	TPH AND BTX&E	8260	TOTAL LEAD AA	
	TOTAL LEAD AA			
	-----Optional-----			
	TEL	DHS-LUFT	TEL	DHS-LUFT
EDB	DHS-AB1803	EDB	DHS-AB1803	
Unleaded Gas	TPH G	GCFID(5030)	TPH G	GCFID(5030)
	BTX&E	8020 or 8240	BTX&E	602, 624 or 8260
	TPH AND BTX&E	8260		
Diesel, Jet Fuel and Kerosene	TPH D	GCFID(3550)	TPH D	GCFID(3510)
	BTX&E	8020 or 8240	BTX&E	602, 624 or 8260
	TPH AND BTX&E	8260		
Fuel/Heating Oil	TPH D	GCFID(3550)	TPH D	G C F I D ( 3 5 1 0 )
	BTX&E	8020 or 8240	BTX&E	602, 624 or 8260
	TPH AND BTX&E	8260		
Chlorinated Solvents	CL HC	8010 or 8240	CL HC	601 or 624
	BTX&E	8020 or 8240	BTX&E	602 or 624
	CL HC AND BTX&E	8260	CL HC AND BTX&E	8260
Non-chlorinated Solvents	TPH D	GCFID(3550)	TPH D	GCFID(3510)
	BTX&E	8020 or 8240	BTX&E	602 or 624
	TPH AND BTX&E	8260	TPH and BTX&E	8260
Waste and Used Oil or Unknown (All analyses must be completed and submitted)	TPH G	GCFID(5030)	TPH G	GCFID(5030)
	TPH D	GCFID(3550)	TPH D	GCFID(3510)
	TPH AND BTX&E	8260		
	O & G	5520 D & F	O & G	5520 B & F
	BTX&E	8020 or 8240	BTX&E	602, 624 or 8260
	CL HC	8010 or 8240	CL HC	601 or 624
ICAP or AA TO DETECT METALS: Cd, Cr, Pb, Zn, Ni		METHOD 8270 FOR SOIL OR WATER TO DETECT:		
PCB*		PCB		
PCP*		PCP		
PNA		PNA		
CREOSOTE		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



# Site - Specific Health & Safety Plan

Job # A9190

Customer: Pacific Shops Inc.

Date: 6-17-99

Business Type (Industry): Marina / Boat Yard

## I. Site Information

Address: 1815 Clement St Alameda CA 94501

Contact: Wayne Milani Title: Harbor Master Phone: 510 521-1133

## II. Emergency Contacts

Regional Foss Office: 510 749-1390

Spill/Release Contact: Mark Williams

Customer Contact: Name: Wayne Milani Phone: 510 521-1133

Nearest Medical Center (Emergency) Telephone & Address: Alameda General

2070 Clinton Ave, Alameda (510) 522-3700

## III. Project Summary

Description of Material(s) (Proper shipping name): Diesel fuel #2 / Gasoline

Is the MSDS readily available?  No  Yes (If so, please attach)

Scope of Work (Check all that apply):

- Labpacking
- Repacking
- Other UST Removal
- Haz. Cat.
- Sampling
- Overpacking
- T & D
- Bulking
- E R

Site Hazards (Check all that apply): \* - Requires H & S Officer Review

- Corrosive
- Poor Lighting
- Biohazard\*
- Carcinogens\*
- Other (list) YARD TRAFFIC AND EXCAVATION ACTIVITIES
- Flammable
- Poor Ventilation
- Oxygen Deficient\*
- Explosives\*
- Sharps
- Cold
- Confined Space\*
- Noise
- Reactive
- Heat
- Radioactivity\*
- Electrical

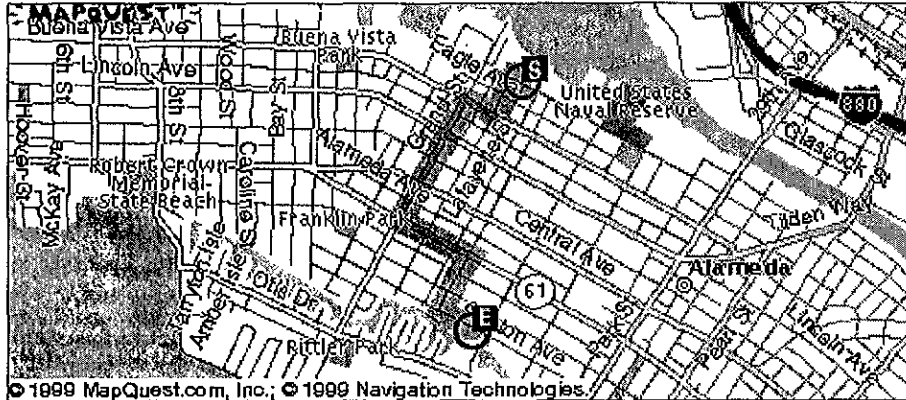
Site Hazards (Continued):

Exposure Limits: 3000 PPM = IDLH:  Yes  No



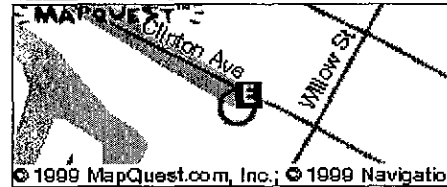
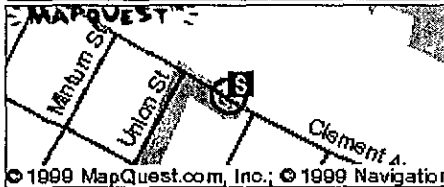
## Door to Door Directions

use subject to license/copyright



Tip: You may click on any map to use interactive mapping features.

Sponsors



**Start:**  
1815 Clement St.  
Alameda, CA 95401

**Destination:**  
2070 Clinton Ave  
Alameda, CA

Directions	Distance
1: Start out going Northwest on CLEMENT AVE towards UNION ST.	0.0 miles (0.1 km)
2: Turn LEFT onto UNION ST.	0.1 miles (0.2 km)
3: Turn RIGHT onto BUENA VISTA AVE.	0.1 miles (0.2 km)
4: Turn LEFT onto GRAND ST.	0.5 miles (0.7 km)
5: Turn LEFT onto ENCINAL AVE/SR-61.	0.3 miles (0.4 km)
6: Turn RIGHT onto CHESTNUT ST.	0.2 miles (0.3 km)
7: Turn LEFT onto CLINTON AVE.	0.1 miles (0.2 km)
<b>Total Distance:</b>	<b>1.3 miles (2.1 km)</b>
<b>Estimated Time:</b>	<b>4 minutes</b>



**Locations Along the Way** (for Door-to-Door directions only)

Show Me:  Denny's Restaurants  Holiday Inns within  miles of my route

Change Display Type:

Overview Map with Text  Turn-by-Turn Maps with Text  Text Only

Redisplay Results

Printable Map For best printing results click here

Reverse Route Flip starting and ending addresses

Calculate New Directions

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These directions are informational only. No representation is made or warranty given as to their

5 PPM ppm (TWA unless otherwise noted)

**Toxicity by:**

- |  |  |  |                                 |
|--|--|--|---------------------------------|
| <input checked="" type="checkbox"/> Inhalation Hazard      | <input type="checkbox"/> Slight            | <input checked="" type="checkbox"/> Moderate | <input type="checkbox"/> Severe |
| <input checked="" type="checkbox"/> Ingestion Hazard       | <input checked="" type="checkbox"/> Slight | <input type="checkbox"/> Moderate            | <input type="checkbox"/> Severe |
| <input checked="" type="checkbox"/> Skin Absorption Hazard | <input type="checkbox"/> Slight            | <input checked="" type="checkbox"/> Moderate | <input type="checkbox"/> Severe |

**Training Requirements:**

- |   |  |  |
|---|--|--|
| <input checked="" type="checkbox"/> Site Orientation  | <input checked="" type="checkbox"/> Hazard Communication | <input checked="" type="checkbox"/> Evacuation Procedure |
| <input type="checkbox"/> Emergency Response   | <input type="checkbox"/> Confined Space                  |  |
| <input checked="" type="checkbox"/> Other <u>DAILY site safety meeting Before work starts</u> |  |  |

**Work Plan:** Remove Residual Fuel from tanks and product lines  
flush lines with water, All work over water will require  
containment. Breakout concrete tank slab, secure power feed  
excavate to expose tanks disconnect lines. inert tanks  
prior to removal. Lift tanks from excavation, inspect  
photograph, document site conditions, TRANS PORT & dispose  
under manifest tanks to ECI facility. Recover samples  
Remove pipe runs, sample under pipe runs. Secure  
site pending sample analysis results

**IV. Safety Control**

**Safety Equipment Required:**

- |  |   |   |   |
|--|---|---|---|
| <input type="checkbox"/> Fixed Eyewash / Shower          | <input type="checkbox"/> Portable Eyewash / Shower    | <input checked="" type="checkbox"/> First Aid Kit | <input checked="" type="checkbox"/> Spill Kit |
| <input type="checkbox"/> Decon Supplies                  | <input checked="" type="checkbox"/> Fire Extinguisher | <input type="checkbox"/> Non-Sparking Tools       | <input type="checkbox"/> Drum Dolly           |
| <input type="checkbox"/> Bonding Clips / Grounds / Wires | <input type="checkbox"/> Barrier Shields              | <input checked="" type="checkbox"/> Caution Tape  | <input checked="" type="checkbox"/> Cones     |
| <input type="checkbox"/> Specific Hazard Warning Signs   | <input type="checkbox"/> Portable Hood                | <input type="checkbox"/> Portable Lights          | <input type="checkbox"/> Pallet Jack          |
| PPE: <input type="checkbox"/> Level A                    | <input type="checkbox"/> Level B                      | <input type="checkbox"/> Level C                  | <input type="checkbox"/> Level D              |

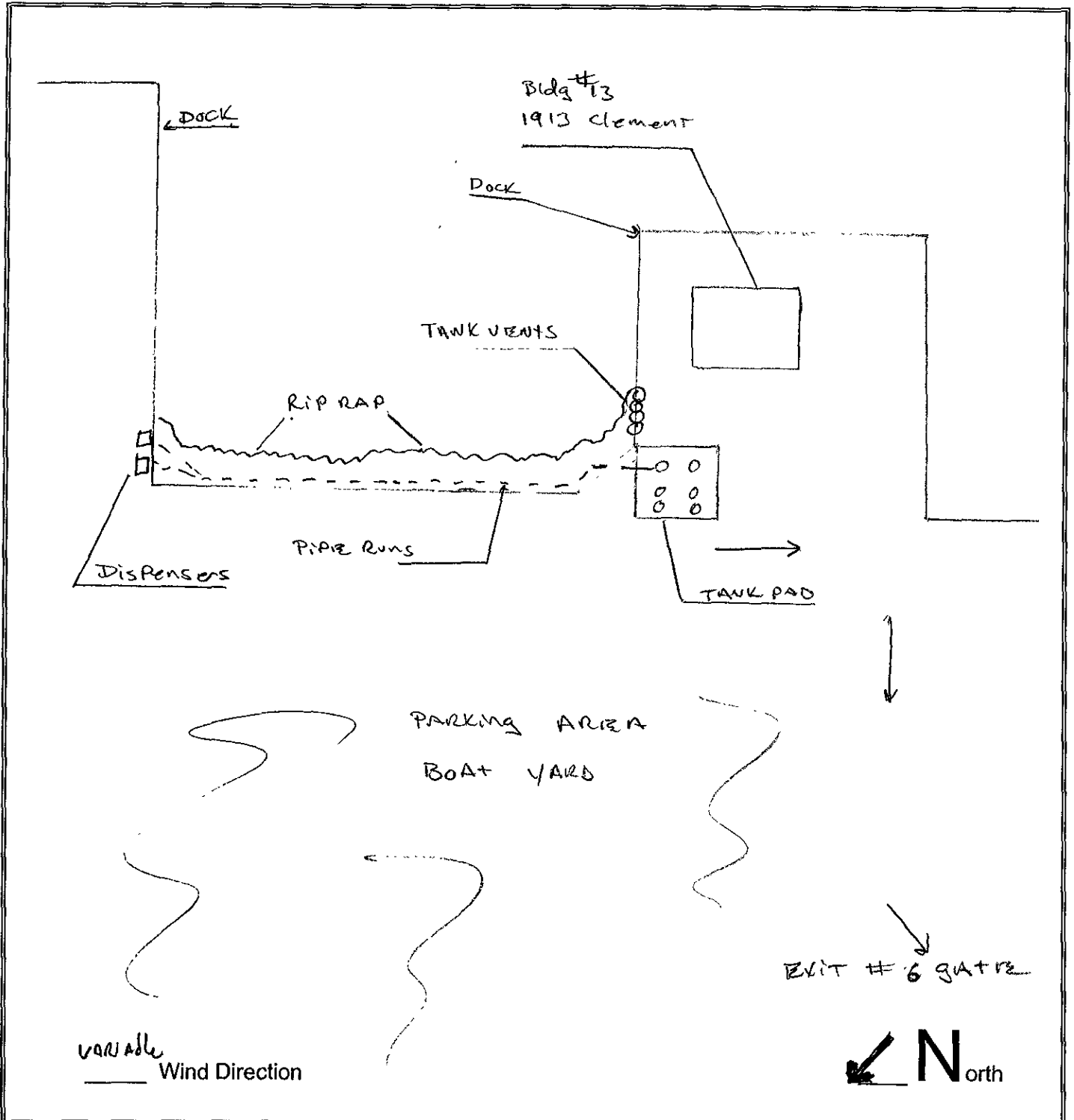
Other Perimeter fence for open excavation, containment Boom Around  
OVER WATER WORK AREA

**Standard Safety Equipment required on all jobs includes Foss Coveralls (or like), Hard Hat, Safety Shoes & Safety Glasses with side shields.**

**V. Site Diagram:**

Sketch the work area or attach a schematic drawing. Please include the following:

- ◆ Evacuation Route
- ◆ Exits / Alarms
- ◆ Telephone
- ◆ Eyewash / Shower
- ◆ Exclusion zone
- ◆ Decontamination Zone
- ◆ Support Zone
- ◆ Fire Extinguisher



## VI. Approvals

H & S Officer review needed for this plan (See section 3):

Yes  No

H & S Officer Signature *[Signature]*

Date 6-18-99



# Transfer of Eligible Local Oversight Case

STID 3830 Date of input/By: 7/28/99 *[Signature]*

Date: 07/21/99 From: Juliet Shin  
Site Name: Marina / Boat Yard *Pacific Shop*  
Address: 1815 Clement St. City: Alameda Zip: 94501

To be eligible for LOP, case must meet 3 qualifications:

1.  N Tanks Removed? # of removed? 2 Date removed: 7/14/99
2.  N Samples received? Contamination level: 8400 ppm *TPH'd in H<sub>2</sub>O*  
Type of test 8015 modif.  
Contamination should be over 100 ppm TPH to qualify for LOP
3.  N Petroleum? Circle Type(s): • Avgas • leaded • unleaded • fuel oil • jet  
• diesel • waste oil • kerosene • solvents

Procedure to follow should your site meet all the above qualifications:

1. a.  Close the deposit refund case. *40 B*  
b.  Account for ALL time you have spent on the case.  
c.  Turn in account sheet to Leslie.  
If there are funds still remaining it is still better to transfer the case to LOP as the rate for LOP allows more overhead. **DO NOT** attempt to continue to oversee the site simply because there are funds remaining!  
Remaining DepRef \$'s: \_\_\_\_\_  
DepRef Case Closed with Candyce/Leslie?  N (If no, explain why below.)
2. Submit the completed A and B permit application forms to NORMA.
3. Give the entire case to the proper LOP staff.

Contact: *Mark Williams*  
*Foss Environmental & Infrastructure*  
*1605 Ferry Pt.*  
*Alameda, CA 94501* *510-749-1390*



HAZARDOUS WASTE GENERATOR INSPECTION REPORT

STID #: 3830 FACILITY NAME: SUEW'S BOAT YARD PG. 1 OF 1

SUPPLEMENTAL FORM

BACK ON THE JOB TODAY TO WITNESS REMOVAL OF TWO - 1,000 GAL DW STEEL FIBERGLASS COATED FUEL TANKS.

PIT IS ALL SAND WITH VARIOUS DEBRIS WOOD, CONCRETE RUBBLE. WATER - BAY SALT WATER ENTERED PIT. THIS H<sub>2</sub>O WAS SAMPLED INTO 2 - 1 LITER AMBERS AND VOLS. 2 SOIL SAMPLES FROM SIDE WALLS TAKEN.

~~TANKS~~ TANKS IN EXCELLENT CONDITION. OVER SPILL CONTAINERS ON BOTH FILL RISERS. RISERS WRAPPED WITH TAPE. TAPE IN EXCELLENT SHAPE. NO OBVIOUS SOURCES OF LEAKS. NO SPILL OBSERVED.

ONE GLOB OF OILY SUBSTANCE OBSERVED IN PIT. AREA REMOVED INTO SEPARATE STOCK PILE.

CLOSURE REPORT DUE IN 60 DAYS.

PRINT NAME: Michael Rothman

INSPECTED BY: ROBERT WESTON

SIGNATURE: *Michael Rothman*

DATE: 7-14-99