



January 28, 2011

Ms. Sheryl Skillern  
Oakland Fire Department  
Hazardous Materials Management Program  
250 Frank H. Ogawa Plaza, #3341  
Oakland, CA 94612

**Subject:           Application for Underground Storage Tank Removal  
Former F&M Auto Service UST Site  
1839 Foothill Boulevard  
Oakland, California 94606**

Dear Ms. Skillern:

On behalf of Ms. Mary Wright, current property owner, and Mr. James Balsley, prospective property owner, (Owners) Sierra West Consultants, Inc. (Sierra West) is pleased to provide this application to remove underground storage tanks (UST) at the Former F&M Auto Service UST Site located at 1839 Foothill Boulevard, Oakland, Alameda County, California. This application package has been assembled pursuant to your letter, dated October 28, 2010. Specifically, the following items are included:

1.       Application for Permit to Install, Remove, or Repair Tanks In the City of Oakland;
2.       Facility Information and supporting pages;
3.       Tanks Information pages;
4.       CEDA Permit Application for demolition of existing buildings;
5.       City of Oakland Business License for Sierra West Consultants, Inc.  
License No. 28012697
6.       Application for California Hazardous Waste ID Number;
7.       Documentation of property ownership: The Estate of Mary L. Wright with  
Mary Kiesha Wright as the court appointed Administrator;
8.       Updated Work Plan for Underground Storage Tank Removal, dated  
December 10, 2010, which includes the tank removal scope of work;
9.       Project Schedule;
10.      Sampling Plan, summarizing information presented in the Work Plan;
11.      Site Specific Health and Safety Plan, prepared by Sierra West Consultants, Inc.
12.      Contractor's licenses for Sierra West Consultants and Element 26 Contracting, Inc.
13.      Certificate of Workers Compensation insurance for the excavation contractor,  
Element 26 Contracting. Sierra West is a small business without employees and therefore  
not required to have workers compensation insurance.
14.      The UST Removal fee of \$1,207.50 for four (4) tanks.



Sierra West trusts this information is sufficient for your needs. We look forward to working with the Oakland Fire Department to remove these USTs as efficiently as practical. Please contact me if you have any questions.

Sincerely,

Jeffrey C. Bensch, P.E.  
Principal Engineer

Cc: Mary Wright  
James Balsley  
Marisa Rodarte

attachments

CITY OF OAKLAND  
FIRE PREVENTION BUREAU  
250 Frank Ogawa Plaza, Suite 3341  
Oakland, California 94612-2032  
(510) 238-3851

APPLICATION for PERMIT to INSTALL, REMOVE or REPAIR TANKS  
In the CITY OF OAKLAND

Request Submittal Date: January 28, 2011

PLEASE CIRCLE APPROPRIATE ACTIONS: Application is hereby made for permit to:

(a) Remove (b) Install (c) Repair (d) Modify (e) Abandon/Close in Place A

(a) Gasoline (b) Fuel oil (c) Diesel (d) \_\_\_\_\_ tank(s) and excavate, commencing:

(a) four feet inside the curb line\* (b) inside the property line (c) aboveground (d) underground tank(s)  
\*inside curb line, please attach copy of sidewalk/excavation permit from PLANNING AND BUILDING

on the \_\_\_\_\_ South side of \_\_\_\_\_ Foothill Boulevard St. Ave. 10 feet west of 19th St. Ave.

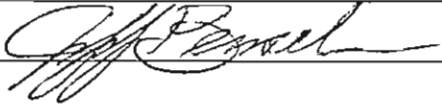
Site Address: 1839 Foothill Boulevard, Oakland, CA 94606 Present storage none

Owner: Mary Wright Address 1829 9th Avenue, Oakland, CA 94606 Phone 510-891-1395

Applicant: Sierra West Consultants, Inc. Address 4227 Sunrise Boulevard, Suite 220 Phone 916-863-3220  
Fair Oaks, CA 95628

Sidewalk surface to be disturbed X Number of Tanks 4 Capacity 1,000 Gallons ea.

Remarks Work is being performed pursuant to Oakland Fire Department Notice to Comply, dated May 19, 2010

Signature 

PLEASE ATTACH/SUBMIT: (All applicants must have a City Business License Permit)

- (2) Copies of Closure Plans for underground tank removal (s)
- (2) Sets of plans and (1) copy of specifications for above ground tank removal
- (2) Sets of plans and (2) sets of application packets for underground tank installation/modifications
- (2) Sets of plans for aboveground tank installation and specifications
- copy or prepare to show Planning and Building approval for aboveground tank removal and tank repair

NOTE: FOR TANK INSTALLATION PLEASE SUBMIT THIS APPLICATION FORM ALONG WITH A APPLICATION FOR PERMIT TO OPERATE, MAINTAIN OR STORE

FOR OFFICE USE ONLY

Permit No. \_\_\_\_\_ Amt. Recv'd \_\_\_\_\_ Date Issued: \_\_\_\_\_

Copies to: Electrical Inspection ck# \_\_\_\_\_ Cash \_\_\_\_\_

Receipt# \_\_\_\_\_ Recv'd by: \_\_\_\_\_

### FACILITY INFORMATION

Facility/Residence Name Former F&M Auto Service UST Site Business Type Abandoned Gas Station  
Site Address 1839 Foothill Boulevard City Oakland Zip 94606  
Contact Person Jeff Bensch Title Project Manager Phone 916-863-3220  
E-Mail jbensch@sierra-west.net Cell Phone 916-207-5706  
Owner, Agency, or Corporation Name Mary Wright Phone 510-891-1395  
Mailing Address 1829 9th Avenue City Oakland State CA Zip 94606  
EPA ID Number In Process, see attached application  
Note: Include "Proof of Financial Responsibility"  
Letters of Administration and Tax Statement are attached

### CONTRACTOR REMOVING TANK(S) AND PIPING:

Contractor Sierra West Consultants, Inc.  
Contract Person Jeff Bensch Phone 916-863-3220  
Business Address 4227 Sunrise Boulevard, #220 City Fair Oaks, CA Zip 95628  
State Contractors License No. 863096  
Note: Attach a copy of Contractors License, Hazardous Materials Certification, and Workers Compensation

### HAZARDOUS WASTE HAULERS:

Hazardous Waste Hauler, Tank(s) Element 26 Contracting, Inc. EPA ID # CAR000214775  
Business Address 3480 Sunrise Boulevard, #250 City Rancho Cordova  
Contact Josh Bryant or David Ferguson Phone 916-295-1130  
Tank(s) and piping destination Schnitzer Steel (for recycling, Oakland, CA 94607)  
Hazardous Waste Hauler (Rinsate) Safety-Kleen EPA ID # TXR000050930  
Business address 1147 N. 10th Street City San Jose  
Contact Joe Baker Phone 408-294-8778  
Note: Include Hauler License No. 940594 License Exp. Date 12/31/2011

Rinsate Contractor: 130836

8/31/2011

### SAMPLE COLLECTION AND ANALYSIS:

Sample Collector Jeff Bensch, or representative Company Sierra West Consultants  
Address 4227 Sunrise Blvd #220 City Fair Oaks, CA Phone 916-863-3220  
Soil/Water Analysis Laboratory Accutest Laboratories  
State certification No. 08258CA Contact Simon Hague Phone 408-588-0200  
Business Address 2105 Lundy Avenue City San Jose, CA Zip 95131

### TANK(S) INFORMATION

TANK SYSTEM: SIZE (GALLONS)	TANK CONSTRUCTION	SUBSTANCE(S) PREVIOUSLY CONTAINED
TANK 1 <u>1,000</u>	<u>Steel</u>	<u>Gasoline or Diesel</u>
TANK 2 <u>1,000</u>	<u>Steel</u>	<u>Gasoline or Diesel</u>
TANK 3 <u>550</u>	<u>Steel</u>	<u>Gasoline or Diesel</u>
TANK 4 <u>Unknown</u>	<u>Steel</u>	<u>Gasoline or Diesel</u>

















# PERMIT APPLICATION WORKSHEET

CEDA - Permit Center  
250 Frank H. Ogawa Pl.  
2<sup>nd</sup> Floor, Suite 2114  
Oakland, Ca 94612  
(510) 238-3891  
Hours:  
8 am-4pm M,Tu,Th,F  
9:30 am-4 pm Wed  
10 am-4 pm Last Wed

**PLEASE COMPLETE ALL INFORMATION. APPLICANTS WITH INCOMPLETE WORKSHEETS MAY BE ASKED TO GET A NEW NUMBER. INACCURATE INFORMATION MAY LEAD TO SUSPENSION OF THE PERMIT. ADDITIONAL PERMITS MAY BE REQUIRED, i.e., Electrical, Plumbing, Mechanical, Sewer, Obstruction.**

TYPE OF PERMIT: (circle one) RIGHT OF WAY		<b>BUILDING</b> Demolition	SIGN	SCHOOL FEE (SF) Commercial \$0.36 Residential \$2.24 Change of Address for Any Occupancy	ADDRESS FEE \$66.00 \$44.00 \$337.00
TYPE OF WORK (circle one)		Site Plan Review 1-4 cars \$1337.00 5-20 cars \$1590.00 21-40 cars \$1706.00 41-120 cars \$1830.00 121-300 cars \$1952.00 >300 cars \$2076.00			
(1) NEW CONSTRUCTION	(2) REPAIR	(3) ADDITION	(4) CELL SITE	(5) ALTERATION /T.I.	
(6) DEMOLITION (542 SF)	(7) SOLAR PANELS (SE)	(8) RETROFIT	(9) C.O./S.A.	(10) CHANGE IN USE	
IS THIS APPLICATION RELATED TO ANY OTHER PERMIT? TO ANY OTHER COMPLAINT?		IF YES, INDICATE PERMIT #, PLANNING CASE FILE # OR COMPLAINT #: Oakland Fire Department, Permit No. 20-2178			
<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO					
SITE ADDRESS/JOB LOCATION 1839 Foothill Boulevard, Oakland, CA 94606			ASSESSOR'S PARCEL NO. 20-164-6		
DESCRIPTION OF PROPOSED WORK Demolish former gas station to allow removal of underground storage tanks. Environmental cleanup is necessary for any future redevelopment of the property.					
WORK IS VISIBLE FROM FREEWAY/BART		<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES			
EXTERIOR WORK ON BUILDING		<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES      (PHOTOS REQUIRED. PLEASE ATTACH)			
VALUATION OF PROPOSED WORK <b>\$13,000</b>	EXISTING # OF RESIDENTIAL UNITS 0	# OF STORIES: 1	<input type="checkbox"/> SFD/DUPLEX <input type="checkbox"/> APARTMENTS <input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL		
	PROPOSED # OF UNITS 0	FIRE SPRINKLER <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
PROPERTY OWNER'S NAME Wright Mary L heirs of Estate Mary K. Wright, court appointed administrator			PROPERTY OWNER'S PHONE NUMBER 510-891-1395		
PROPERTY OWNER'S ADDRESS (street, city and zip code) 1829 9 <sup>th</sup> Avenue, Oakland, CA 94606					
PERSON SUBMITTING PLANS / CONTACT PERSON Jeffrey C. Bensch		PHONE NUMBER 916-863-3220	FAX NUMBER 916-863-3225		
ARCHITECT'S/DESIGNER'S NAME Sierra West Consultants, Inc. (Environmental Consultant) Element 26 Contracting (Demolition Contractor)		PHONE NUMBER 916-863-3220 916-295-1130	FAX NUMBER 916-863-3225 916-295-1135		
CONTRACTOR'S LICENSE NUMBER Sierra West Consultants: 863096 Element 26 Contracting: 940594		SIGNATURE OF APPLICANT 		DATE 1/28/2011	

I ACKNOWLEDGE THAT REFUNDS ARE LIMITED PER Section 107.6 of O.B.C.. \_\_\_\_\_ INITIAL \_\_\_\_\_ DATE \_\_\_\_\_

THIS DOCUMENT HAS A TRUE DOCUCHECK™ WATERMARK AND VISIBLE FIBERS DISCERNIBLE FROM BOTH SIDES

**CITY OF OAKLAND  
BUSINESS TAX CERTIFICATE**

**ACCOUNT  
NUMBER**  
28012697

The issuing of a Business Tax Certificate is for revenue purposes only. It does not relieve the taxpayer from the responsibility of complying with the requirements of any other agency of the City of Oakland and/or any other ordinance, law or regulation of the State of California, or any other governmental agency. The Business Tax Certificate expires on December 31st of each year. Per Section 85.04.190A, of the O.M.C. you are allowed a renewal grace period until March 1st the following year.

SIERRA WEST CONSULTANTS, INC.

**EXPIRATION DATE**  
12/31/2011

**BUSINESS LOCATION** 4227 SUNRISE BLVD STE 220  
FAIR OAKS, CA 95628-7026

**BUSINESS TYPE** F Professional/Semi-Professional



**NAME** SIERRA WEST CONSULTANTS, INC.  
**MAILING ADDRESS** 4227 SUNRISE BLVD STE 220  
FAIR OAKS, CA, 95628-7026



THIS DOCUMENT IS ALTERATION PROTECTED AND REFLECTS FLUORESCENT FIBERS UNDER UV LIGHT

**Reset Form**

**Print**

**CALIFORNIA HAZARDOUS WASTE PERMANENT ID NUMBER APPLICATION**

Please type or neatly print in ink. Please review the line-by-line instructions carefully.  
To check on the status of your request, go to [www.hwts.dtscc.ca.gov](http://www.hwts.dtscc.ca.gov) and click on Reports.

**NEW NUMBER REQUESTS** Check all that apply. (See Instructions.)

1. I am applying for a new permanent California ID number as a hazardous waste:  Generator  Transporter  
Reason for new number: A.  Never had a number B.  Business moved C.  Legal owner of business changed  
If your business generates greater than 100 kg of RCRA hazardous waste per month, contact US EPA for a federal ID number.

**CHANGES TO STATUS OR INFORMATION FOR AN EXISTING ID NUMBER** (See instructions.)

For existing ID number: CA

2. I am updating the mailing address and/or contact information only.  
 3. I am inactivating this ID Number.  
 4. I am reactivating this ID Number.  
 5. I am changing the business name only, no ownership change.

6. Site/Facility/Business Name (Include DBA): Former F&M Auto Service UST Site (See instructions.)

7. Site Location: 1839 Foothill Boulevard  
Street: Oakland City: Oakland State: CA Zip: 94606 County: Alameda  
8. (a) Federal Employer ID Number: \_\_\_\_\_ Board of Equalization Fee Account Number: TY (TK) HQ44-035365  
*((b) is only required from generators of greater than 5 tons per calendar year.)*

9. Mailing Address: 1829 9th Avenue (See instructions.)

Street: Oakland City: Oakland State: CA Zip: 94606

10. Site Contact Person: Mary Wright (See instructions.)

First Name: Mary Last Name: Wright

Contact Person Address: 1829 9th Avenue  
Street: Oakland City: Oakland State: CA Zip: 94606

Contact Person Phone Number: ( 510 ) 891-1395 Fax Number: (      ) NA  
Area Code Phone Number Area Code Fax Number

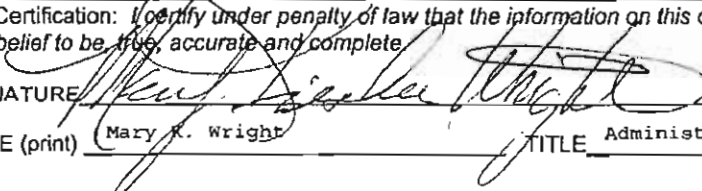
Contact Person Business Email Address: ksaveourkids@aol.com Preferred Primary Communication:  Mail  Email

11. Legal Business Owner (not property owner): Wright Mary L. Heirs of Estate (See instructions.)

Owner Address: 1829 9th Avenue Name: Wright Mary L. Heirs of Estate  
Street: Oakland City: Oakland State: CA Zip: 94606  
Owner Phone Number: ( 510 ) 891-1395 Fax Number: (      ) NA  
Area Code Phone Number Area Code Fax Number

12. Standard Industrial Classification (SIC) Code for the Site: 5 5 4 1 (4-Digit Number) (See instructions.)

13. Certification: *I certify under penalty of law that the information on this document was prepared to the best of my knowledge and belief to be true, accurate and complete.*

SIGNATURE:  DATE: 1/29/2011  
NAME (print): Mary K. Wright TITLE: Administrator of Estate PHONE: 510-891-1395



George A. McNitt  
ATTORNEY AT LAW

827 Broadway  
Suite 200  
Oakland, CA 94607  
(510) 444-0800  
Fax (510) 465-1732

January 18, 2011

FAX Transmittal Cover Sheet	
TO: Jeff Bench	
RE: Mary Kiesha Wright / Estate of Mary Wright	
FAX #: (916) 863-3225	# of Pages Including Cover: 2

Mr. Bench -

Attached is a copy of the Letters of Administration for my client Mary Kiesha Wright. This documents shows that my client is the court appointed Administrator for her mother's Estate, the owner of property at 1839 Foothill Blvd., Oakland.

If you have any questions about this document or my client's interest in the property, please contact me.

Thank you,

George A. McNitt

IF THERE ARE ANY PROBLEMS WITH RECEIVING THIS FAX, PLEASE CALL  
(510) 444-0800  
And we will be glad to help you. Thank you!

6383220

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, bar number, and address):

TELEPHONE AND FAX NUMBER:

FOR COUNTY OF ALAMEDA

George A. McNitt (State Bar # 154337)  
Attorney at Law  
827 Broadway, Suite 200  
Oakland, CA 94607

(510) 444-0800  
(510) 465-1732

**FILED**  
**ALAMEDA COUNTY**

2008 JUN 24 AM 9:56

CLERK OF THE SUPERIOR COURT

*B. Deborah Lopez*  
DEPUTY

ATTORNEY FOR (Name): Mary Kiesha Wright  
SUPERIOR COURT OF CALIFORNIA, COUNTY OF ALAMEDA

STREET ADDRESS: 2120 Martin Luther King, Jr. Way

MAILING ADDRESS: 2120 Martin Luther King, Jr. Way

CITY AND ZIP CODE: Berkeley 94704

BRANCH NAME:

ESTATE OF (Name):

Mary L. Wright

DECEDENT

LETTERS

CASE NUMBER:

**RP08386378**

TESTAMENTARY

OF ADMINISTRATION WITH WILL ANNEXED

OF ADMINISTRATION

SPECIAL ADMINISTRATION

LETTERS

AFFIRMATION

1.  The last will of the decedent named above having been proved, the court appoints (name):

- a.  executor.
- b.  administrator with will annexed.

2.  The court appoints (name):  
Mary Kiesha Wright

- a.  administrator of the decedent's estate.
- b.  special administrator of decedent's estate
  - (1)  with the special powers specified in the Order for Probate.
  - (2)  with the powers of a general administrator.
  - (3)  letters will expire on (date):

3.  The personal representative is authorized to administer the estate under the Independent Administration of Estates Act  with full authority  with limited authority (no authority, without court supervision, to (1) sell or exchange real property or (2) grant an option to purchase real property or (3) borrow money with the loan secured by an encumbrance upon real property).

4.  The personal representative is not authorized to take possession of money or any other property without a specific court order.

1.  PUBLIC ADMINISTRATOR: No affirmation required (Prob. Code, § 7621(c)).

2.  INDIVIDUAL: I solemnly affirm that I will perform the duties of personal representative according to law.

3.  INSTITUTIONAL FIDUCIARY (name):

I solemnly affirm that the institution will perform the duties of personal representative according to law. I make this affirmation for myself as an individual and on behalf of the institution as an officer.  
(Name and title):

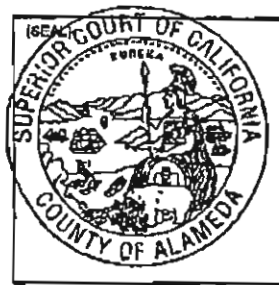
4. Executed on (date): May 6, 2008  
at (place): Oakland, California.

*Mary Kiesha Wright*  
(SIGNATURE)

CERTIFICATION

I certify that this document is a correct copy of the original on file in my office and the letters issued the personal representative appointed above have not been revoked, annulled, or set aside, and are still in full force and effect.

WITNESS, clerk of the court, with seal of the court affixed.



Date: JUN 24 2008

Clerk, by PAT S. SWEETEN  
*Deborah Lopez*  
(DEPUTY)

(SEAL)

Date:  
Clerk, by  
(DEPUTY)

Form Approved by the Judicial Council of California  
CS-130 (Rev. January 1, 1998)  
Mandatory Form [1/1/2000]

LETTERS  
(Probate)

Probate Code §§ 1001, 8403, 8405, 8544, 8545  
Code of Civil Procedure, § 2018.5

LexisNexis® Automated California Judicial Council

**ALAMEDA COUNTY**  
**SECURED PROPERTY TAX STATEMENT**

Donald R. White, Treasurer and Tax Collector  
1221 Oak Street  
Oakland, California 94612-4285

Parcel Number	Tracer Number	Tax-Rate Area	Special Handling
20-164-6	044203	17-045	970 970

Location of Property  
1839 FOOTHILL BLVD  
Assessed to on January 1, 2009  
WRIGHT MARY L HEIRS OF EST

WRIGHT MARY L HEIRS OF EST  
1829 9TH AVE  
OAKLAND CA 94606-3019



Tax-Rate Breakdown		
Taxing Agency	Tax Rate	Tax Amount
COUNTYWIDE TAX	1.0000%	667.08
VOTER APPROVED DEBT SERVICE :		
CITY OF OAKLAND 1	.2189%	146.01
SCHOOL UNIFIED	.1259%	83.99
SCHOOL COMM COLL	.0430%	28.68
BAY AREA RAPID TRANSIT	.0057%	3.80
EAST BAY REGIONAL PARK	.0108%	7.20
EBMUD SPEC DIST 1	.0065%	4.34
<b>TOTAL</b>	<b>1.4108%</b>	<b>941.10</b>

Fixed Charges and/or Special Assessments		
Description	Phone	Amount
MOSQUITO ABATEMENT	(800)273-5167	1.74
CSA PARAMEDIC	(800)441-8280	51.90
CSA VECTOR CONTROL	(800)273-5167	14.40
CITY EMERG MEDICAL	(510)238-7472	24.12
CITY PARAMEDIC SRV	(510)238-7472	19.20
SCHOOL MEASURE E	(510)879-8155	195.00
VIOLENCE PREV TAX	(510)238-7472	110.34
FLOOD BENEFIT 12	(510)670-5762	32.00
CSA VECTOR CNTRL B	(800)273-5167	2.04
MOSQUITO ASSESS 2	(800)273-5167	1.24
AC TRANSIT MEAS VV	(877)299-1190	96.00
CITY LIBRARY SERV	(510)238-7472	103.48
EBMUD WETWEATHER	(510)287-1852	96.06
EAST BAY TRAIL LLD	(800)273-5167	5.44
CITY LANDSCP/LIGHT	(510)238-7472	267.90
<b>Total Fixed Charges and Special Assessments</b>		<b>1,020.86</b>

Tax Computation Worksheet			
Description	Full Valuation	x Tax Rate	= Tax Amount
LAND IMPROVEMENTS	31,838		
FIXTURES	34,870		
TOTAL REAL PROPERTY	66,708		
PERSONAL PROPERTY			
GROSS ASSESSMENT & TAX	66,708	1.4108%	941.10
HOMEOWNERS EXEMPTION			
OTHER EXEMPTION			
NET ASSESSMENT AND TAX	66,708	1.4108%	941.10
			<b>941.10</b>
<b>First Installment</b>	<b>Second Installment</b>	<b>Total Amount Due</b>	
\$980.98	\$980.98	\$1,961.96	

PLEASE READ IMPORTANT MESSAGES

- Return Check Charge \$25.00 - \$35.00
- \*\* URGENT REMINDER \*\***  
UNPAID prior year taxes. Call 510-272-6800.

- E-CHECK ACCEPTED  
ONLINE @ [www.acgov.org](http://www.acgov.org) THROUGH JUNE 30, 2010
- CREDIT CARD (AMEX, VISA, MASTERCARD, DISCOVER) ACCEPTED BY PHONE (510) 272-6800 OR ONLINE @ [www.acgov.org](http://www.acgov.org) THROUGH JUNE 30, 2010.  
A CONVENIENCE FEE EQUAL TO 2.5% OF THE TAX AMOUNT DUE WILL BE ADDED TO YOUR TOTAL PAYMENT.
- SUBSCRIBE TO RECEIVE E-MAIL ALERTS ABOUT IMPORTANT PROPERTY TAX DATES  
ONLINE @ [www.acgov.org/propertytax.htm](http://www.acgov.org/propertytax.htm)

PLEASE SEE REVERSE FOR MORE INFORMATION

- Tax Collector's Office  
Payment Questions/Credit Card Payments  
(510) 272-6800
- Assessor's Office  
Valuation/Exemption  
(510) 272-3787 (510) 272-3770

**SECOND INSTALLMENT PAYMENT, 2009-2010** 2  
PARCEL NO. 20-164-6  
TRACER NO. 044203

**2**

THIS AMOUNT DUE FEB. 1, 2010 → \$980.98

Pay this amount after APRIL 10, 2010  
(This includes delinquent penalty of 10% and \$10.00 cost)  
**\$1,089.07**

Do Not Use This Stub After June 30, 2010

SEND THIS STUB WITH YOUR SECOND PAYMENT

Make checks payable to: Donald R. White, Tax Collector, Alameda County

72010 9044203002 7000098098 00000000

**FIRST INSTALLMENT PAYMENT, 2009-2010** 1  
PARCEL NO. 20-164-6  
TRACER NO. 044203

**1**

THIS AMOUNT DUE NOV. 1, 2009 → \$980.98

Pay this amount after DECEMBER 10, 2009  
(This includes delinquent penalty of 10%)  
**\$1,079.07**

Do Not Use This Stub After June 30, 2010

SEND THIS STUB WITH YOUR FIRST PAYMENT

Make checks payable to: Donald R. White, Tax Collector, Alameda County

72010 1044203001 7000098098 00000000





March 2, 2011

Ms. Sheryl Skillern  
Oakland Fire Department  
Hazardous Materials Management Program  
250 Frank H. Ogawa Plaza, #3341  
Oakland, CA 94612

**Subject: Updated Work Plan for Underground Storage Tank Removal  
Former F&M Auto Service UST Site  
1839 Foothill Boulevard  
Oakland, California 94606**

Dear Ms. Skillern:

On behalf of Ms. Mary Wright, current property owner, and Mr. James Balsley, prospective property owner, (Owners) Sierra West Consultants, Inc. (Sierra West) is pleased to provide this updated work plan as partial fulfillment of the Oakland Fire Department's (OFD) notice to comply, dated May 19, 2010 for Permit No. 20-2178. This work plan incorporates comments provided by OFD in your letter dated October 28, 2010, and e-mail dated March 1, 2011.

The notice to comply required obtaining permits and removing the underground storage tanks (USTs), assessing the site, and cleaning any contamination found at the subject property (Figure 1). This work plan outlines the requirements to obtain permits and remove the USTs.

## **1.0 CURRENT UST STATUS**

The USTs were used to store various grades of gasoline for a gasoline service station that is estimated to have been constructed sometime during the 1950's. The service station ceased operation in 1995 and an auto detailing service operated at the property from 1997 through 2001. The property has been unoccupied since 2001.

Prior to initiating field activities, Sierra West will work with the OFD to obtain information on the USTs, including installation dates, sizes, materials of construction, and any closure activities that may have been conducted. Absent of any additional information, the approximate tank locations are shown on Figure 2.

Two abandoned buildings are located on the property in the immediate vicinity of the USTs. As such, these buildings will need to be removed prior to removing the USTs. Given the age of the buildings, asbestos and lead-based paint surveys will be needed prior to any demolition work.

## **2.0 PROJECT PLANNING**

Project planning includes conducting asbestos and lead-based paint surveys, preparing a health and safety plan, implementing erosion control measures, locating buried utilities and obtaining necessary permits.

#### Asbestos and Lead-Based Paint.

The asbestos survey will be conducted by a State of California certified asbestos consultant (CAC) in accordance with Bay Area Air Quality Management District requirements. The results will be provided in a written report containing the findings, including laboratory test results, locations of the asbestos containing materials (if any), and approximate quantities.

The lead-based paint inspection will consist of collecting chip samples and performing laboratory analyses. The results will be evaluated by a State-certified Lead Inspector/Assessor and be transmitted in a letter report.

Should the asbestos survey or lead-based paint inspection show positive results, then an abatement plan with specific protocols will be developed by the CAC for the demolition activities in accordance with local, State, and Federal regulations. These protocols will be incorporated into the scope of work and demolition contractor requirements.

#### Health and Safety Plan

Sierra West will prepare a health and safety plan for the building demolition and tank removals. Effective planning and procedures will be used to identify unsafe conditions and implement a proactive approach to site safety. The health and safety plan will be prepared in general accordance with requirements set forth in Title 29 of the Code of Federal Regulations, Part 1910.120 (29CFR1910.120) and Title 8 of the Code of California Regulations, Section 5192 (8CCR5192).

#### Erosion Control

The former F&M Auto Service property is relatively flat, nearly 100% paved with asphalt or concrete, and 0.9 acres in area. As such, erosion is expected to be minimal. Nonetheless, excavation activities are likely to occur during the rainy season and measures will be taken to limit erosion from disturbed areas and stockpiles.

The extent of disturbed area will be minimized by working on one building or UST at a time to the extent practical. As such, the maximum open excavation area is expected to be less than 1,000 square feet. Each disturbed area will have erosion control wattles placed at the downstream edge of the property and work activities will be stopped during precipitation events that cause runoff.

#### Permits and Buried Utilities

Building demolition permits will be obtained from the City of Oakland and Alameda County, and the Bay Area Air Quality Management District (BAAQMD) will be notified of the planned demolition and tank removal activities. An Underground Storage Tank System Closure Permit Application (Appendix A) will be submitted to the City of Oakland Office of the Fire Marshall. Tank removal activities will begin following receipt of the tank closure permit.

Underground Service Alert (USA) will be notified at least 48 hours prior to starting excavation work so that they can mark utilities in the vicinity of the work. An independent utility locator will also be contracted to locate buried utilities at the property.

### **3.0 BUILDING DEMOLITION**

Given the age of the buildings, it is anticipated that approximately 15% of the waste materials will be disposed of as hazardous waste. Also based on the building ages, asbestos abatement measures for the structures are anticipated.



Utility disconnects will be provided to services that are not electrical or natural gas by cutting or capping lines or piping. Electrical or natural gas connections will be coordinated through the service providers.

Demolition will commence after the structures have been properly abated or signed off by the CAC as non-impacted. The structures will be razed in a manner that will enhance waste stream diversion. Segregation and handling protocols will be employed to maximize recycling opportunities.

Following abatement and building removal activities, the CAC will perform post-abatement testing to verify that no residual asbestos or lead-based paint materials are remaining. A PCM clearance will be provided for the site when the abatement work is completed.

A letter report will be prepared to document field activities, testing results, and disposal methods. The destination, method of reuse, recycling, or disposal of wastes, including the rationale for disposal, will be documented in the report. The name and address of the site will be included, as well as method of packaging of materials and wastes to comply with the local, state, and federal requirements. Copies of signed manifests, land disposal restriction forms, waste profile sheets, laboratory test results, photographs, and other pertinent information will be included in the letter report.

#### **4.0 TANK REMOVAL**

Sierra West will obtain the required tank removal permit from the OFD before proceeding with the work. Sierra West will also notify the Bay Area Air Quality Management District (BAAQMD). The work will be conducted in accordance with BAAQMD Regulation 8 Organic Compounds, Rule 40 Aeration of Contaminated Soil and Removal of Underground Storage Tanks (Appendix B).

Two fire extinguishers with a minimum rating of 20 BC will be maintained within 50 feet of work operations. A NO SMOKING sign will be posted at the Site. No welding or other ignition sources will be present during tank removal.

The tanks will be inspected to verify that no liquids are present. If present, liquids and sludge will be removed to the greatest extent possible with a system pump and hand pump. The tanks will be triple-rinsed. All liquids removed from the underground storage tanks including rinsate are considered hazardous waste and will be handled and disposed of appropriately. After triple rinsing, all tanks will be temporarily purged of flammable vapors with solid carbon dioxide (dry ice) at a ratio of 25 pounds of dry ice per 1,000 gallons of tank volume. Dry ice will be deposited in all appropriate tank openings at least 1.5 hours prior to tank removal to insure sufficient purging and venting. Only dry ice will be used to purge vapors.

A photoionization detector (PID) will be used to evaluate the tank vapors. If hydrocarbon concentrations are greater than 5,000 ppm expressed as methane, then the Oakland Fire Department will be notified before continuing. The contaminated vapors shall be removed by vapor freeing or ventilation methods in accordance with BAAQMD regulations prior to excavation activities until hydrocarbon concentrations are less than 5,000 ppm expressed as methane, or as otherwise instructed by the Oakland Fire Department.

Immediately prior to tank removal, the lower explosive limit (LEL) and oxygen levels (O<sub>2</sub>) inside the tank will be measured with a metering device designed and calibrated to accurately assess those indicators. The tanks will be made inert or be degassed to either of the following standards:



- A. The concentration of flammable vapor will not exceed 10% of the LEL of the hazardous material, or
- B. The oxygen concentration will not exceed 5%.

A PID will be used to monitor the work area and the excavated soil for the presence of hydrocarbons. If impacted soils are encountered, then the BAAQMD will be notified and appropriate procedures will be followed to ensure compliance Regulation 8, Rule 40.

Excavated soil will be stockpiled on impervious material directly adjacent to or in the immediate vicinity of the tank excavation. The soils will be securely covered with a material impervious to inclement weather.

Depth to groundwater varies throughout the year between five and 15 feet below ground surface. Excavation activities prior to the rainy season may experience lower groundwater elevations than during the winter and spring months. As such, it is uncertain whether dewatering of the excavations will be necessary, although it is expected. Any groundwater removed from the excavations will be contained for profiling and appropriate disposal.

The excavations will be conducted in accordance with California Division of Occupational Safety and Health (Cal/OSHA) requirements. Shoring is not anticipated and it is expected that the excavations can have sloped sidewalls to maintain stability. Entrance into the excavations is not expected, although if necessary, confined space permitting will be required.

## **5.0 SAMPLING AND ANALYSIS PLAN**

Soil samples will be collected from the excavations to evaluate whether chemical impacts are present in the subsurface. A minimum of two soil samples will be obtained from the bottom of each excavation, one at each end of each tank, as well as selected sidewall samples if determined necessary in the field. Approximately two feet of native soil will be removed prior to collecting the soil samples. If groundwater or staining is observed in the tank excavation, groundwater and/or additional soil samples may be required and will be collected as instructed by OFD personnel. If piping is present, soil samples will also be collected every 20 feet along the piping and at pipe fittings.

Soil samples from the UST excavation will be brought to the surface using a backhoe or excavator and will be collected by field personnel from the backhoe or excavator bucket. Soil samples from beneath piping (if applicable) will be obtained with the backhoe/excavator or alternatively by hand augering to the appropriate depth. Soil samples will be collected by driving a pre-cleaned, brass or stainless-steel sample liner into the soil until full. Following sample collection, the ends of the liner will be covered with Teflon® sheets, capped with polyethylene lids, and then sealed with duct tape.

If groundwater is present in the UST excavation, a sample will be collected for laboratory analysis. The grab groundwater sample will be collected using a disposable bailer or a dipper/sampler on an extension pole. Water samples will be placed in sample containers appropriate to the required analyses.

Once collected, the soil and groundwater samples will be labeled and immediately placed in an ice-cooled, insulated chest. A chain-of-custody record will be completed for the samples and will accompany the samples until receipt by the laboratory.

The soil sample(s) and groundwater sample (if collected) will be submitted to a California-certified laboratory to be analyzed for total petroleum hydrocarbons as gasoline (TPHg), benzene, toluene,

ethylbenzene and total xylenes (BTEX), and methyl-tert butyl ether (MTBE) by EPA Method 8260B, and total lead by EPA Method 6010.

## **6.0 CONTINGENCY FOR ADDITIONAL EXCAVATION**

If impacted soil is encountered in the tank excavation, additional excavations may be conducted, with approval from the Owners and OFD, to efficiently address residual contamination. In such case, BAAQMD would be notified and appropriate procedures would be followed to ensure compliance with BAAQMD Regulation 8/Rule 40.

## **7.0 PROFILING AND DISPOSAL**

The emptied tanks will be rendered non-reusable while on-site. The removed underground storage tanks are considered hazardous waste and will be transported and disposed of accordingly. The tank will be transported under hazardous waste manifest to a state-permitted TSD facility.

One composite soil sample from the stockpiled soil and one sample from collected groundwater will be analyzed and used for disposal evaluation. Samples will be analyzed using the methods listed in Section 5.0, and additional methods as needed to meet the profile requirements of the selected disposal facility. If the analytical results indicate that the tank contents and/or excavated soil are non-hazardous, then these materials will be transported to an approved landfill or treatment facility. A non-hazardous manifest or weight ticket from the receiving facility will be used to document the disposal. However, if the analytical results indicate that the tank contents and/or excavated soil are hazardous, then these materials will be transported under uniform hazardous waste manifest to an approved landfill or treatment facility.

## **8.0 EXCAVATION BACKFILL**

The tank excavation will be backfilled and compacted using clean imported backfill consisting of aggregate base, pea-gravel, or crushed rock. With OFD approval, excavated tank overburden material may be re-used for backfill if laboratory results are available and indicate that all analyzed constituents in the material are below applicable clean-up standards. The surface pavement will not be restored and the property will be left vacant for future redevelopment.

## **9.0 REPORTING**

A tank closure report will be prepared documenting tank removal activities, conditions observed at the Site, and the soil and groundwater sampling methods and results. The report will include a written overview of procedures and activities, figures and tables as necessary for clarity of presentation, copies of chain-of-custody records and laboratory analysis reports, and copies of permits. Documentation of proper disposal activities will be also be provided in the report.

This work is anticipated to be conducted under a grant provided by the State of California through the Orphan Site Cleanup Fund (OSCF) program. As an initial step, approval of this work plan is required prior to completing the grant agreement. The Owners are prepared to begin work immediately following receipt of the OSCF grant. As such, your timely review and approval are appreciated.



If you have any questions, please contact Jeff Bensch at 916-863-3220.

Sincerely,  
**Sierra West Consultants, Inc.**

Jeffrey C. Bensch, P.E.  
Principal Engineer

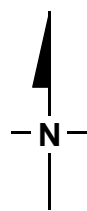
Cc: Mary Wright  
James Balsley  
Marisa Rodarte, OSCF

Attachments



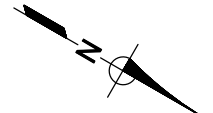


REFERENCE: GOOGLE MAPS

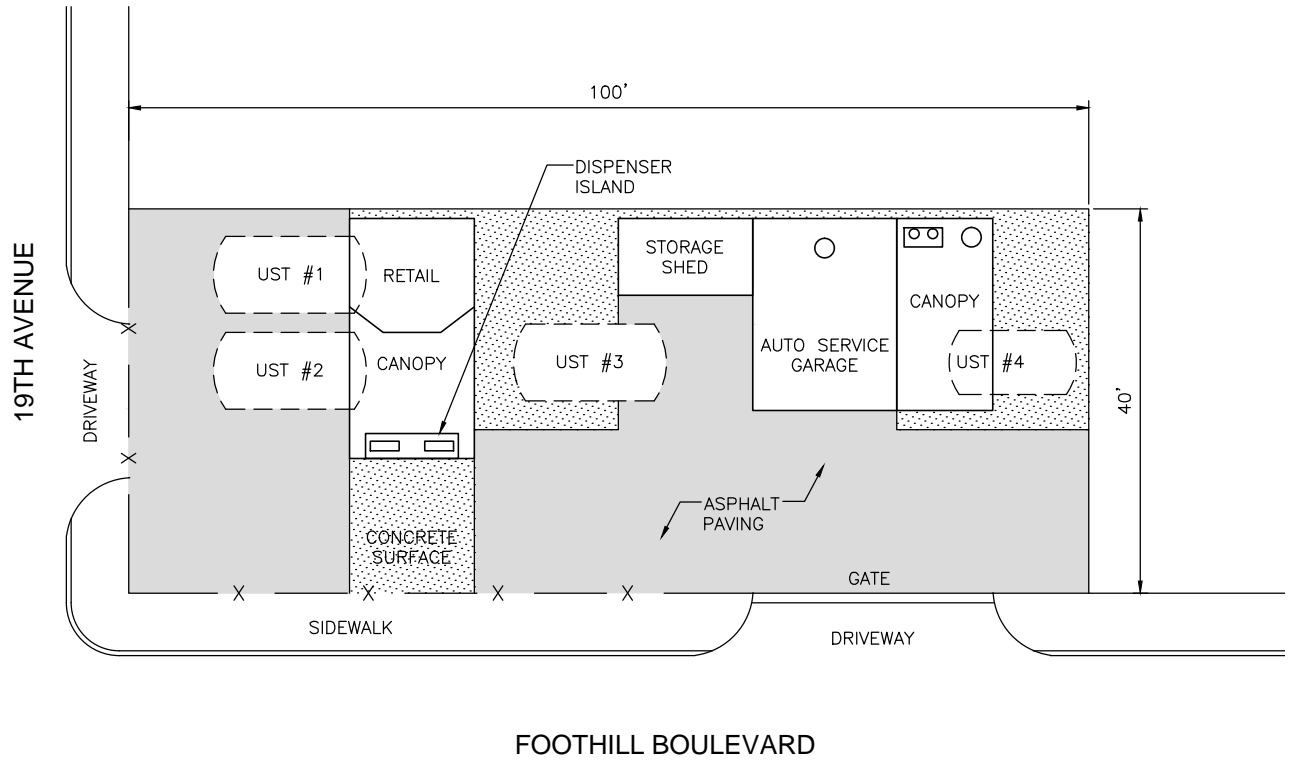


TITLE: <b>SITE LOCATION MAP</b>	
LOCATION: 1839 Foothill Blvd., Oakland, CA 94606	
 <b>SIERRA WEST</b> CONSULTANTS, INC.	FIGURE: <b>1</b>





SCALE: 1"=20'



TITLE:	SITE PLAN	
LOCATION:	1839 Foothill Blvd., Oakland, CA 94606	
	 <b>SIERRA WEST</b> CONSULTANTS, INC.	FIGURE: 2

**APPENDIX A**

Application Packet for  
Underground Storage Tank Removal  
In the City of Oakland

**APPLICATION PACKET  
FOR  
UNDERGROUND STORAGE TANK  
REMOVAL  
In the CITY OF OAKLAND**

**OAKLAND FIRE DEPARTMENT  
Fire Prevention Bureau  
250 Frank H. Ogawa Plaza, Suite 3341  
Oakland, CA 94612**

**Phone (510) 238-3927**

**Fax (510) 238-6739**

**FACILITY INFORMATION**

Facility/Residence Name \_\_\_\_\_ Business Type \_\_\_\_\_  
Site Address \_\_\_\_\_ City \_\_\_\_\_ Zip \_\_\_\_\_  
Contact Person \_\_\_\_\_ Title \_\_\_\_\_ Phone \_\_\_\_\_  
E-Mail \_\_\_\_\_ Cell Phone \_\_\_\_\_  
Owner, Agency, or Corporation Name \_\_\_\_\_ Phone \_\_\_\_\_  
Mailing Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
EPA ID Number \_\_\_\_\_  
Note: Include "Proof of Financial Responsibility"

**CONTRACTOR REMOVING TANK(S) AND PIPING:**

Contractor \_\_\_\_\_  
Contract Person \_\_\_\_\_ Phone \_\_\_\_\_  
Business Address \_\_\_\_\_ City \_\_\_\_\_ Zip \_\_\_\_\_  
State Contractors License \_\_\_\_\_  
Note: Attach a copy of Contractors License, Hazardous Materials Certification, and  
Workers Compensation

**HAZARDOUS WASTE HAULERS:**

Hazardous Waste Hauler, Tank(s) \_\_\_\_\_ EPA ID # \_\_\_\_\_  
Business Address \_\_\_\_\_ City \_\_\_\_\_  
Contact \_\_\_\_\_ Phone \_\_\_\_\_  
Tank(s) and piping destination \_\_\_\_\_  
Hazardous Waste Hauler (Rinsate) \_\_\_\_\_ EPA ID # \_\_\_\_\_  
Business address \_\_\_\_\_ City \_\_\_\_\_  
Contact \_\_\_\_\_ Phone \_\_\_\_\_  
Note: Include Hauler License No. \_\_\_\_\_ License Exp. Date \_\_\_\_\_

**SAMPLE COLLECTION AND ANALYSIS:**

Sample Collector \_\_\_\_\_ Company \_\_\_\_\_  
Address \_\_\_\_\_ City \_\_\_\_\_ Phone \_\_\_\_\_  
Soil/Water Analysis Laboratory \_\_\_\_\_  
State certification No. \_\_\_\_\_ Contact \_\_\_\_\_ Phone \_\_\_\_\_  
Business Address \_\_\_\_\_ City \_\_\_\_\_ Zip \_\_\_\_\_

**TANK(S) INFORMATION**

TANK SYSTEM: SIZE (GALLONS)	TANK CONSTRUCTION	SUBSTANCE(S) PREVIOUSLY CONTAINED
TANK 1 _____	_____	_____
TANK 2 _____	_____	_____
TANK 3 _____	_____	_____
TANK 4 _____	_____	_____



## **“PROCEDURES TO CLOSE UNDERGROUND STORAGE TANK(S) SYSTEMS”**

- 1) Submit to the City of Oakland Office of the Fire Marshal (OFM) three (3) completed **Underground Storage Tank System Closure Permit Application**. Prepare State Water Resources Control Board Facility and Tank Pages. These Forms are available from the OFM or you may download the forms by logging on to [www.unidocs.org](http://www.unidocs.org) .
  - Include a complete **Tank Page** for each tank to be closed.
  - Include a complete **Facility Page (if)** tank to be closed is home heating oil, or non-regulated.
  - One complete copy of your approved plan must be at the construction site at all the times.
  - Any cutting into tanks requires OFM approval.
  
- 2) Include with the submitted application a check payable to the City of Oakland for the amount of the designated fee, workmen’s compensation insurance verification, and plot plan drawing. The drawing consists of a scaled view of the facility which shows the tank(s) location and the following information:
  - Scale
  - North Arrow
  - Property Line
  - Location of structures near the tank(s)
  - Location of relevant existing equipment (including the tank(s) to be removed), associated piping, and fuel dispensers
  - Area Roadways
  - Underground conduits, sewers water lines utilities
  - Existing wells; drinking, monitoring, etc.
  - Depth of ground water
  
- 3) The OFM must be notified a minimum of 48 hours, two (2) days prior to commencement of work in order to schedule a removal inspection. The removal inspection appointment **must be confirmed with the district inspector**. A representative of the OFM must be present at the time of removal.
  
- 4) A site specific Health and Safety Plan must be submitted for review and available at the job site. Underground Service Alert must be contacted at 800-642-2444 prior to the start of any excavation.
  
- 5) A Tank Closure Report must be submitted within 30 days of removal/closure operations completed, containing a general description of the closure activities indicating:
  - Description of tank, fittings and piping conditions. Size and former contents; notes any corrosion, pitting, holes. If any leak(s) are suspected from any tank an unauthorized Leak/Contamination Report form must be included.
  - Description of the excavation itself. Include tank and excavation depth, a log of the stratigraphic units encountered within the excavation, a description of root holes or other potential pathways the depth to any observed ground water,

locations of stained or odor-bearing oil, and descriptions of any observed free product or sheen.

- Detailed description of sampling methods, i.e. – backhoe bucket, drive sampler, bailer, bottles, sleeves.
- Description of any remedial measures conducted at the time of removal.
- To-scale figures showing the excavation size and depth, nearby buildings, sample locations and depth, and tank and piping locations include a copy of the plot prepared for the Tank System Closure Plan Permit Application under item # 2).
- Chain of custody records.
- Copies of signed laboratory reports.
- Copies of TSDf to Generator manifests for all hazardous wastes hauled offsite (sludge, rinsate, tanks and piping, contaminated soil, etc.).
- Documentation of the disposal of/and volume and final destination all non-manifested contaminated soil disposed offsite.

The Closure Report and conclusions are subject to critical review; and the report must be approved by the OFM to be recognized as valid.

6) An additional hourly fee will be charged for inspection time exceeding four (4) hours.

The listed items are general closure requirements, modifications may be necessary in certain situations. A deficient application or incomplete information will only cause a delay in the permit process, if you have any questions or need assistance call the OFM at (510) 238-3927. The Underground Storage Tank System Closure Permit **expires 365 days** from the approval date. If the tanks have not been closed/removed within **365 days**, a new closure permit application and fees are required. The closure/removal activities must be scheduled **48 hours** in advance.

**Applicant Declaration:**

I certify the application information is correct and factual. I declare that I have read and will follow the "procedures to Close Underground Storage tank(s) Systems." I further agree to comply with all applicable City of Oakland Ordinances; Fire Code; Health and Safety Code Chapter 6.7; Title 23, California Code of Regulations.

Applicant \_\_\_\_\_ Applicant \_\_\_\_\_ Date \_\_\_\_\_  
Print Signature

"This box for OFM use only"

Comments \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Inspectors Signature \_\_\_\_\_ Approval Date \_\_\_\_\_

## **APPENDIX B**

Bay Area Air Quality Management District  
Regulation 8 Organic Compounds  
Rule 40 Aeration of Contaminated Soil and  
Removal of Underground Storage Tanks



**REGULATION 8  
ORGANIC COMPOUNDS  
RULE 40  
AERATION OF CONTAMINATED SOIL AND  
REMOVAL OF UNDERGROUND STORAGE TANKS**

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**REGULATION 8**  
**ORGANIC COMPOUNDS**  
**RULE 40**  
**AERATION OF CONTAMINATED SOIL AND**  
**REMOVAL OF UNDERGROUND STORAGE TANKS**

(Adopted July 16, 1986)

**8-40-100 GENERAL**

**8-40-101 Description:** The purpose of this Rule is to limit the emission of organic compounds from soil that has been contaminated by organic chemical or petroleum chemical leaks or spills, and to describe an acceptable procedure for controlling emissions from underground storage tanks during removal or replacement.

*(Amended 2/15/89; 12/15/99)*

**8-40-110 Exemption, Storage Piles:** Calculations of aeration volume under Section 8-40-204 shall not include storage piles that are covered per Section 8-40-305, nor shall they include active storage piles.

*(Amended December 15, 1999)*

**8-40-111 Exemption, Excavated Hole:** The exposed surfaces of an excavated hole shall not be included in calculations of aerated volume under Section 8-40-204.

**8-40-112 Exemption, Sampling:** Contaminated soil exposed for the sole purpose of sampling shall not be considered to be aerated. Inactive storage piles may remain uncovered for no longer than one hour for soil sampling purposes.

*(Amended December 12, 1999)*

**8-40-113 Exemption, Non-volatile Hydrocarbons:** The requirements of all sections of this Rule shall not apply if the soil is contaminated solely by a known organic chemical or petroleum liquid and that chemical or liquid has an initial boiling point of 302°F or higher provided that the soil is not heated.

*(Amended February 15, 1989)*

**8-40-114 Exemption, Contaminated Soil Excavation During Organic Liquid Service Pipeline Leak Repairs:** The requirements of Section 8-40-402 shall not apply if contaminated soil is being excavated in order to repair leaking organic liquid service pipelines and if no more than 5 cubic yards of contaminated soil are generated, and provided the requirements in Section 8-40-404 are satisfied.

*(Adopted 2/15/89; Amended 12/15/99)*

**8-40-115 Exemption, Contaminated Soil Excavation Unrelated to Underground Storage Tank Activities:** The requirements of Section 8-40-402 shall not apply where contaminated soil is discovered during excavations unrelated to underground storage tank activities, and provided the requirements in Section 8-40-405 are satisfied.

*(Adopted 2/15/89; Amended 12/15/99)*

**8-40-116 Exemption, Small Volume:** The provisions of this rule shall not apply to excavation or aeration projects where:

116.1 The total volume of contaminated soil is no more than 1 cubic yard, or

116.2 The total volume of contaminated soil is no more than 8 cubic yards and organic content does not exceed 500 ppmw as determined by the procedures in Sections 8-40-601 and 8-40-602. The exemption of this subsection may be applied to any single excavation site or facility no more than once in any 3 month period.

*(Adopted December 15, 1999)*

**8-40-117 Exemption, Accidental Spills:** The provisions of this rule shall not apply to soil contaminated by accidental spillage of five gallons or less of liquid organic compounds.

*(Adopted December 15, 1999)*

**8-40-118 Exemption, Aeration Projects of Limited Impact: Exemption, Aeration Projects of Limited Impact:** The requirements of Sections 8-40-403 and 8-40-405 shall not apply to any aeration project in which total project emissions of volatile organic compounds are less than 150 pounds, and total project emissions of toxic air contaminants are less than the trigger levels listed in Table 2-5-1 in District Regulation 2, Rule 5.

**8-40-200 DEFINITIONS**

**8-40-201 Active Storage Pile:** A storage pile to which soil is currently being added or from which soil is currently being removed. Activity must have occurred within one hour to be current.

*(Amended December 15, 1999)*

**8-40-202 Aeration:** Exposure of excavated soil containing volatile organic compounds to the air.

*(Amended December 15, 1999)*

**8-40-203 Aeration Depth:** The smaller of the following: the actual average depth of contaminated soil; or 0.15 meters (0.5 feet) multiplied by the daily frequency with which soil is turned.

*(Amended February 15, 1989)*

**8-40-204 Aeration Volume:** The volume of soil being aerated shall be calculated as follows: the exposed surface area (in square feet or square meters) shall be multiplied by the aeration depth. The exposed surface area includes the pile of excavated soil unless the pile is covered per Section 8-40-305.

*(Amended 2/15/89; 12/15/99)*

**8-40-205 Contaminated Soil:** Soil which has an organic content exceeding 50 ppmw as measured using the procedure in Section 8-40-602, or soil which registers an organic concentration greater than 50 ppmv (expressed as methane, C1) when measured using the procedure in Section 8-40-604.

*(Amended December 15, 1999)*

**8-40-206 Organic Compound:** Any compound of carbon, excluding methane, carbon monoxide, carbon dioxide, carbonic acid, metallic carbides or carbonates and ammonium carbonate.

**8-40-207 Organic Content:** The concentration of volatile organic compounds measured in the composite sample collected and analyzed using the procedures in Sections 8-40-601 and 8-40-602.

*(Amended December 15, 1999)*

**8-40-208 Vapor Free:** The process of purging gases from a tank using dry ice to replace organic vapors with an inert atmosphere.

**8-40-209 Ventilation:** The process of purging gases from a tank by blowing or drawing another gas through the tank.

**8-40-210 Emergency Removal or Replacement or Excavation:** A removal or replacement of a tank or an excavation of contaminated soil carried out pursuant to an order of a state or local government agency issued because the contaminated soil poses an imminent threat to public health and safety.

*(Adopted 2/15/89; Amended 12/15/99)*

**8-40-211 Organic Concentration:** The concentration of volatile organic compounds measured in ppmv (expressed as methane, C1) above the soil surface using the procedures in Section 8-40-604.

*(Adopted December 15, 1999)*

**8-40-212 Organic Liquid Service:** The conveyance or storage of volatile organic compounds that are typically liquid at standard temperature and pressure, as applied to tanks and pipelines. This does not include septic tanks, sewer lines, storm water drainage, fresh water lines, natural gas lines, or electrical conduit.

*(Adopted December 15, 1999)*

**8-40-213 Volatile Organic Compound (VOC):** Any organic compound, as described in Section 8-40-206, which would be emitted to the atmosphere.

*(Adopted December 15, 1999)*

**8-40-214 Vapor Suppressant:** Any material demonstrated to be at least as effective as water spray at reducing VOC emissions from contaminated soil to the atmosphere.

*(Adopted December 15, 1999)*

**8-40-215 Backfill:** Replacement of contaminated soil to an excavated pit below existing grade or to a engineered fill location below final grade performed in such a way as to minimize exposure of contaminated soil to the atmosphere. To constitute backfill, replacement of soil may be back into the original excavation, or any other final fill site located on the site where the original excavation occurred. Backfill does not include

the use of contaminated soil in daily, intermediate, or final cover operations at solid waste disposal sites (as defined in Regulation 8-34-201).

*(Adopted December 15, 1999)*

**8-40-216 Storage Pile:** A pile of excavated contaminated soil located above existing grade level.

*(Adopted December 15, 1999)*

**8-40-300 STANDARDS**

**8-40-301 Uncontrolled Contaminated Soil Aeration:** Until June 1, 2000, a person shall not aerate contaminated soil at a rate in excess of that specified in Table 1 for the degree of organic content. The limitations in Table 1 shall apply to the entire facility and indicate the volume of contaminated soil that may be added, on any one day, to contaminated soil that is already aerating. These limited aeration rates shall also apply to the use of contaminated soil in daily, intermediate, or final cover operations at solid waste disposal sites (as defined in Regulation 8-34-201).

Table 1  
Allowable Rate of Uncontrolled Aeration

<b>ORGANIC CONTENT</b>	<b>RATE OF UNCONTROLLED AERATION</b>	
ppm (weight)	Cubic meters/day	Cubic yards/day
< 50	Exempt	Exempt
50 - 99	459.0	600
100 - 499	91.8	120
500 - 999	45.9	60
1000 - 1999	22.9	30
2000 - 2999	11.5	15
3000 - 3999	7.6	10
4000 - 4999	5.7	8
> 5000	0.08	0.1

Effective June 1, 2000, a person shall not aerate contaminated soil except as provided in sections 8-40-304 through 306. This prohibition includes the use of contaminated soil in daily, intermediate, or final cover operations at solid waste disposal sites (as defined in Regulation 8-34-201). *(Amended 2/15/89; 12/15/99)*

**8-40-302 Controlled Contaminated Soil Aeration:** Until June 1, 2000, contaminated soil may be aerated at rates exceeding the limitations of 8-40-301 provided emissions of organic compounds to the atmosphere are reduced by at least 90% by weight.

*(Amended December 15, 1999)*

**8-40-303 Deleted December 15, 1999**

**8-40-304 Active Storage Piles:** Effective June 1, 2000, contaminated soil shall be kept visibly moist by water spray, treated with a vapor suppressant, or covered with continuous heavy duty plastic sheeting or other covering to minimize emissions of organic compounds to the atmosphere. Covering shall be in good condition, joined at the seams, and securely anchored to minimize headspace where vapors may accumulate. For any active storage pile, the surface area not covered by plastic sheeting or other covering shall not exceed 6,000 square feet.

*(Adopted December 15, 1999)*

**8-40-305 Inactive Storage Piles:** Effective June 1, 2000, contaminated soil shall be covered during periods of inactivity longer than one hour. The contaminated soil shall be covered with continuous heavy duty plastic sheeting or other covering to minimize emissions to the atmosphere. The covering shall be in good condition, joined at the seams, and securely anchored to minimize headspace where vapors may accumulate.

*(Adopted December 15, 1999)*

**8-40-306 Contaminated Soil - Excavation and Removal:** Effective June 1, 2000, any person excavating and/or permanently removing contaminated soil shall adopt the following procedure:

306.1 During excavation, all exposed contaminated soil surfaces above existing grade level shall be kept visibly moist by water spray, treated with an approved vapor suppressant, or covered with continuous heavy duty plastic



sheeting or other covering to minimize emissions of organic compounds to the atmosphere. The covering shall be in good condition, joined at the seams, and securely anchored to minimize headspace where vapors may accumulate.

- 306.2 All contaminated soils loaded into trucks or trailers for off site disposal or treatment shall be covered with continuous heavy duty plastic sheeting or other covering so as to minimize emissions to the atmosphere. The covering shall be in good condition, joined at the seams, and securely anchored to minimize headspace where vapors may accumulate.
- 306.3 All contaminated soil shall be stockpiled separately from soil which is not contaminated, unless emissions of VOC from the storage pile are minimized according to the provisions of this Rule.
- 306.4 Within 45 days of excavation, or within 90 days for soil of organic content less than 500 ppmw as determined by the procedures in Sections 8-40-601 and 8-40-602, the following shall take place:
  - 4.1 all contaminated soil shall be backfilled and covered with at least 6 inches of uncontaminated soil, or
  - 4.2 all contaminated soil shall be removed from the site, or
  - 4.3 treatment to remove the contamination shall be initiated.
- 306.5 Treatment of contaminated soil to remove the contamination shall be subject to all applicable District Rules and Regulations.
- 306.6 During backfilling, all exposed contaminated soil surfaces shall be kept visibly moist by water spray, or treated with an approved vapor suppressant, or covered with continuous heavy duty plastic sheeting or other covering to minimize emissions of organic compounds to the atmosphere. During periods of inactivity longer than 12 hours, backfilled contaminated soil shall be covered with at least 6 inches of uncontaminated soil, or covered with continuous heavy duty plastic sheeting or other covering to minimize emissions of organic compounds to the atmosphere. The covering shall be in good condition, joined at the seams, and securely anchored to minimize headspace where vapors may accumulate.

*(Adopted December 15, 1999)*

**8-40-310 Underground Storage Tanks - Removal or Replacement:** Any person wishing to permanently remove or replace an underground storage tank which previously contained organic compounds shall follow the following procedure:

- 310.1 All piping shall be drained or flushed into the tank or other container.
- 310.2 All liquids and sludges shall be removed, to the extent possible, from the tank. A hand pump shall be used to remove the bottom few inches of product if necessary.
- 310.3 Vapors shall be removed from the tank using one of the following three methods:
  - 3.1 The tank may be filled with water, displacing vapors and hydrocarbon liquids.
  - 3.2 Vapor freeing.
  - 3.3 Ventilation.
- 310.4 Effective June 1, 2000, all soils disturbed and/or excavated as part of the tank removal shall be subject to the requirements of Sections 8-40-301 through 306, unless the soil has been determined to be not contaminated by measurement of organic content using the procedures in Section 8-40-601 and 8-40-602.

*(Amended 2/15/89; 6/15/94; 12/15/99)*

**8-40-311 Vapor Freeing:** No person shall vapor free an underground storage tank of 250 gallons or greater capacity, unless emissions of organic compounds to the atmosphere are reduced by at least 90% by weight. The emission control system shall be operated until the concentration of organic compounds in the tank is less than 5,000 ppm expressed as methane.

*(Amended December 15, 1999)*

**8-40-312 Ventilation:** No person shall ventilate an underground storage tank of 250 gallons or greater capacity, unless emissions of organic compounds to the atmosphere are

reduced by at least 90% by weight. The emission control system shall be operated until the concentration of organic compounds in the tank is less than 5,000 ppm expressed as methane.

*(Amended December 15, 1999)*

## **8-40-400 ADMINISTRATIVE REQUIREMENTS**

**8-40-401 Reporting, Removal or Replacement of Tanks:** The person responsible for the removal or replacement of tanks which are subject to the provisions of Section 8-40-310 shall provide written notice to the APCO of intention to remove or replace tanks. The written notice shall be postmarked at least 5 days prior to commencement of such removal or replacement. In the case of emergency removal or replacement of tanks, notice shall be provided as early as possible prior to the commencement of such emergency removal or replacement, to be followed by written verification not later than 30 working days after the removal or replacement is completed. The written notice of intention shall include:

- 401.1 Names and addresses of persons performing and responsible for the tank removal or replacement.
- 401.2 Location of site at which tank removal or replacement will occur.
- 401.3 Scheduled starting date of tank removal or replacement. The scheduled starting date may be delayed for no more than 5 working days, provided the APCO is notified by telephone as early as possible prior to the new starting date.
- 401.4 Procedures to be employed to meet the requirements of Sections 8-40-310.
- 401.5 If applicable, name, title and authority of the state or local government representative who has ordered a tank removal or replacement which is subject to emergency procedures.
- 401.6 Procedures to be employed to meet the requirements of Sections 8-40-301 through 306.

*(Adopted 2/15/89; Amended 12/15/99)*

**8-40-402 Reporting, Excavation of Contaminated Soil:** The person responsible for the excavation of known contaminated soil subject to the provisions of Sections 8-40-301 through 8-40-306 shall provide written notice to the APCO of intention to excavate. The written notice shall be postmarked at least 5 days prior to commencement of such excavation. In the case of emergency excavations, notice shall be provided as early as possible prior to the commencement of such emergency excavation, to be followed by written verification not later than 30 working days after excavation is completed. Written notice of intention to excavate may be submitted to the APCO at the same time written notice of intention to remove or replace tanks is submitted provided that such notification precedes the commencement of either tank removal or replacement or contaminated soil excavation by at least 5 days as indicated by postmark. The written notice of intention shall include:

- 402.1 Names and addresses of persons performing and responsible for excavation.
- 402.2 Location of site at which excavation will occur.
- 402.3 Scheduled starting date of excavation. The scheduled starting date may be delayed for no more than 5 working days, provided the APCO is notified by telephone as early as possible prior to the new starting date.
- 402.4 Procedures to be employed to meet the requirements of Sections 8-40-301 through 306.
- 402.5 If applicable, name, title and authority of the state or local government representative who has ordered an excavation which is subject to emergency procedures.
- 402.6 Estimated quantity of contaminated soil to be excavated.
- 402.7 Estimated average organic content of contaminated soil.

*(Adopted 2/15/89; Amended 12/15/99)*

**8-40-403 Reporting, Aeration of Soil:** The person responsible for aeration of any soil shall provide written notice to the APCO of intention to aerate soil, with the following information. The written notice shall be postmarked at least 5 days prior to

commencement of such excavation. The District shall again be notified within 24 hours of a change in one or more of the following parameters:

- 403.1 Estimated total quantity of soil to be aerated
- 403.2 Estimated quantity of soil to be aerated per day
- 403.3 Estimated average organic content of soil
- 403.4 Chemical composition of organic compounds (i.e., gasoline, methylene chloride, etc.)
- 403.5 A basis on which these estimates were derived (soil analysis test reports, etc.)
- 403.6 Names and addresses of persons performing and responsible for the aeration project.
- 403.7 Location of site at which the aeration project will occur.

*(Amended, Renumbered 2/15/89; Amended 12/15/99)*

**8-40-404 Reporting, Contaminated Soil Excavation During Organic Liquid Service Pipeline Leak Repairs:** The person responsible for the excavation of no more than 5 cubic yards of contaminated soil generated by an organic liquid service pipeline leak repair shall provide written notice to the APCO as early as possible, but not later than 30 working days, after excavation is completed. The written notice shall include:

- 404.1 Names and addresses of persons performing and responsible for excavation
- 404.2 Location of site at which excavation occurred.
- 404.3 Date of excavation.
- 404.4 Quantity of contaminated soil excavated.
- 404.5 Estimated average organic content of contaminated soil.
- 404.6 Procedures to be employed to meet the requirements of Sections 8-40-301 through 306.

*(Adopted 2/15/89; Amended 12/15/99)*

**8-40-405 Reporting, Contaminated Soil Excavations Unrelated to Underground Storage Tank Activities:** The person responsible for contaminated soil excavations unrelated to underground storage tank activities where contaminated soil is discovered shall provide notice as early as possible upon detection of such contaminated soil, to be followed by written verification not later than 30 working days after excavation is completed. The written verification shall include:

- 405.1 Names and addresses of persons performing and responsible for excavation.
- 405.2 Location of site at which excavation occurred.
- 405.3 Date of excavation.
- 405.4 Quantity of contaminated soil excavated.
- 405.5 Estimated average organic content of contaminated soil.
- 405.6 Procedures to be employed to meet the requirements of Sections 8-40-301 through 306.

*(Adopted 2/15/89; Amended 12/15/99)*

## **8-40-600 MANUAL OF PROCEDURES**

**8-40-601 Contaminated Soil Sampling:** Composite samples shall be collected and analyzed for-excavated contaminated soil as follows:

- 601.1 Until June 1, 2000, for every 50 cubic yards of excavated contaminated soil to be aerated as per Table 1 in Section 8-40-301, at least one composite sample shall be collected from each storage pile within 12 hours of excavation.
- 601.2 For excavation projects seeking exemption under the provisions of Section 8-40-116.2, at least one composite sample shall be collected and analyzed.
- 601.3 For excavation projects subject to Sections 8-40-306.4 (90 day limit only) or 8-40-310.4, involving 250 cubic yards of contaminated soil or less, at least one composite sample shall be collected and analyzed for every 50 cubic yards of excavated contaminated soil.
- 601.4 For excavation projects subject to Sections 8-40-306.4 (90 day limit only) or 8-40-310.4, involving more than 250 cubic yards of contaminated soil, at

least one composite sample shall be collected and analyzed for every 100 cubic yards of excavated contaminated soil.

601.5 Each composite sample shall consist of four separate soil samples taken using the procedures described below. The soil samples shall remain separate until they are combined in the laboratory just prior to analysis.

601.6 Each pile for which a composite sample is required shall be considered to have four equal sectors. One sample shall be taken from the center of each sector. Samples shall be taken from at least twelve inches below the surface of the pile. Samples shall be taken using one of the following methods:

6.1 Samples shall be taken using a driven-tube type sampler, capped and sealed with inert materials, and extruded in the lab in order to reduce the loss of volatile materials; or

6.2 Samples shall be taken using a clean brass tube (at least twelve inches long) driven into the soil with a suitable instrument. The ends of the brass tube shall then be covered with aluminum foil, then plastic end caps, and finally wrapped with a suitable tape. The samples shall then be immediately placed on ice, or dry ice, for transport to a laboratory.

*(Amended 2/15/89; 12/15/99)*

**8-40-602 Measurement of Organic Content:** Organic content of soil shall be determined by EPA Reference Methods 8015B and 8021B or any method determined to be equivalent by the United States Environmental Protection Agency and approved in writing by the APCO or designee.

*(Amended 2/15/89; 10/6/93; 12/15/99)*

**8-40-603 Determination of Emissions:** Emissions of organic compounds as specified in Sections 8-40-302, 8-40-311 and 8-40-312 shall be measured as prescribed by any of the following methods: 1) BAAQMD Manual of Procedures, Volume IV, ST-7, 2) EPA Method 25 or 25A. A source shall be considered in violation if the VOC emissions measured by any of the referenced test methods exceed the standards of this rule.

*(Amended 2/15/99; 6/15/94; 12/15/99)*

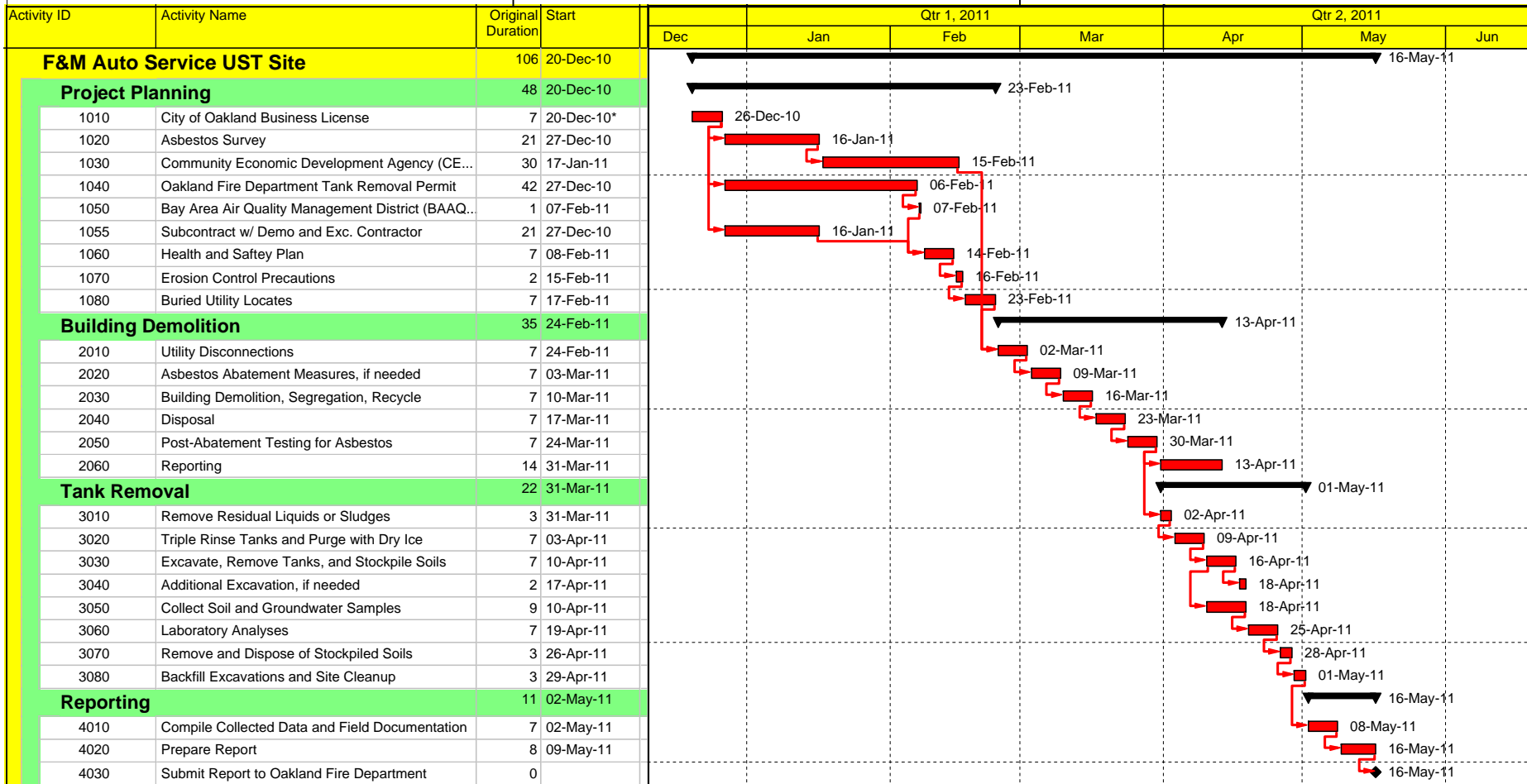
**8-40-604 Measurement of Organic Concentration:** Organic concentration as specified in Section 8-40-205 shall be measured at a distance of three inches from the surface of the excavated soil with an organic vapor analyzer complying with 40 CFR Part 60 Appendix A, EPA Method 21 Section 3, "Determination of Volatile Organic Compound Leaks, Monitoring Instrument Specifications," or any method determined to be equivalent by the United States Environmental Protection Agency and approved in writing by the APCO or designee. For the purpose of determining contamination, the soil surface of the excavated soil pile may be disturbed to obtain a measurement.

*(Adopted December 15, 1999)*

**8-40-605 Analysis of Samples, Initial Boiling Point:** Samples of organic compounds shall be analyzed by ASTM D-1078-93 for the determination of initial boiling point as specified in Section 8-40-113.

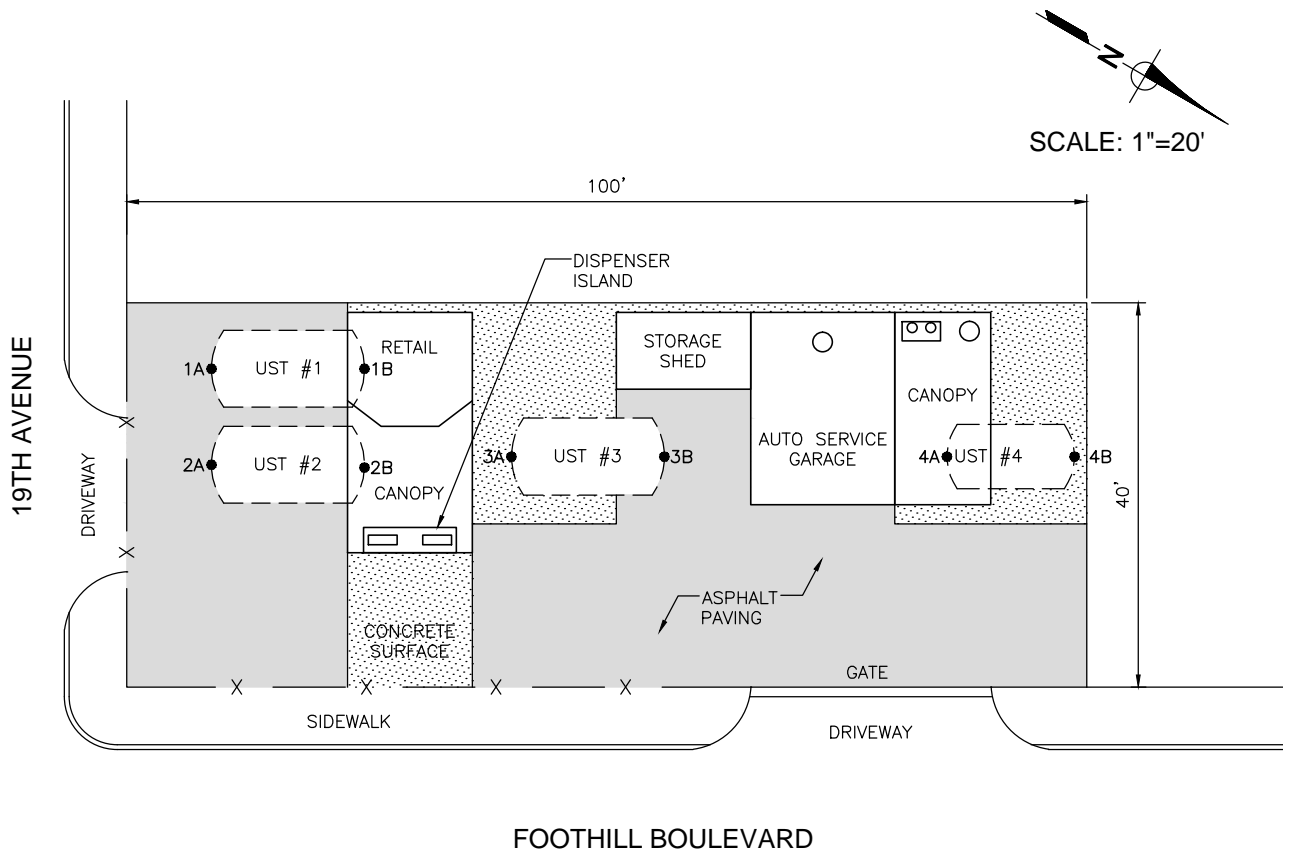
*(Adopted December 15, 1999)*

**F&M Auto Service UST Site**  
1839 Foothill Boulevard, Oakland, CA



█ Actual Work     
 █ Critical Remaining Work     
 Summary  
█ Remaining Work     
 ◆ ◆ Milestone





SAMPLING AND ANALYTICAL TESTING REQUIREMENTS:

1. COLLECT SOIL SAMPLES FROM THE BOTTOM OF EACH TANK EXCAVATION AS SHOWN ABOVE.
2. COLLECT SIDEWALL SAMPLES IF DETERMINED NECESSARY IN THE FIELD.
3. COLLECT SOIL SAMPLES EVERY 20 FEET ALONG GASOLINE DISTRIBUTION PIPES, IF PRESENT.
4. COLLECT GRAB GROUNDWATER SAMPLE IF PRESENT IN THE EXCAVATION.
5. SOIL AND GROUNDWATER SAMPLES WILL BE ANALYZED FOR TOTAL PETROLEUM HYDROCARBONS AS GASOLINE (TPHg), BENZENE TOLUENE, ETHYLBENZENE AND TOTAL XYLENES (BTX), AND METHYL-TERT BUTYL ETHER(MTBE) BY EPA METHOD 8260B, AND TOTAL LEAD BY EPA METHOD 6010

LEGEND

- 1A – SOIL SAMPLE LOCATIONS FROM BOTTOM OF EXCAVATION

TITLE: <b>SAMPLING PLAN</b>	
LOCATION: 1839 Foothill Blvd., Oakland, CA 94606	
 <b>SIERRA WEST</b> CONSULTANTS, INC.	FIGURE: <b>3</b>

**Site Specific Health and Safety Plan**  
Former F&M Auto Service UST Site  
1839 Foothill Boulevard, Oakland, CA 94606  
State of California, Orphan Site Cleanup Fund  
Grant No. 10-701-550

March 24, 2011

Prepared for:  
**Environmental Investigation and  
Remediation Activities, including  
Building Demolition and Tank Removal**

Prepared by:



**SIERRA WEST**  
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**Site Specific Health and Safety Plan  
Former F&M Auto Service UST Site**

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## **Site Specific Health and Safety Plan F&M Auto Service UST Site**

### **1.0 INTRODUCTION**

This Site Specific Health and Safety Plan (SHSP) was prepared by Sierra West Consultants, Incorporated (Sierra West) for field activities related to implementing building demolition, tank removal, and potential remediation measures at the F&M Auto Service Underground Storage Tank (UST) Site at 1839 Foothill Boulevard, in Oakland, California. This SHSP was prepared in general accordance with requirements set forth in Title 29 of the Code of Federal Regulations, Part 1910.120 (29 CFR 1910.120) and Title 8 of the Code of California Regulations, Section 5192 (8 CCR 5192).

The provisions of this SHSP apply only to Sierra West personnel and subcontractors conducting field activities. The health and safety guidelines and requirements presented herein are based on a review of available information and an evaluation of potential hazards. This plan describes the health and safety procedures and equipment required to minimize the potential for hazard exposures while conducting typical construction and remediation activities, such as demolition, soil excavation, drilling, and sampling activities.

In addition to this SHSP, Sierra West subcontractors are responsible for preparing and implementing their own health and safety plans. Should circumstances during the course of field work be extraordinarily different than anticipated, the field work shall be temporarily stopped so that potential hazards can be evaluated and appropriate health and safety precautions implemented.

## **2.0 SUMMARY**

### **2.1 Project Summary**

The details of field activities to be managed by Sierra West personnel are currently defined in the *Updated Work Plan for Underground Storage Tank Removal, Former F&M Auto Service UST Site*, dated December 10, 2010. Additional activities may be required in the future and this SHSP will cover these activities to the extent that they are related to environmental investigation and remediation at the Site.

A list of personnel involved in the field activities is provided in Section 3 of this SHSP.

### **2.2 Site Background**

The Site is a former gasoline service station that is estimated to have been constructed in the 1950's. The service station ceased operation in 1995 and an auto detailing service operated at the property from 1997 through 2001. The property has been unoccupied since 2001.

Four USTs are located on the property. The size and materials of construction of the tanks are unknown. Two abandoned buildings are located on the property in the immediate vicinity of the USTs. As such, these buildings will need to be removed prior to removing the USTs. Asbestos and lead-based paint surveys were conducted by a certified asbestos inspector, and the results are included as Appendix A.



### **3.0 PROJECT RESPONSIBILITIES**

The following sections identify the key personnel responsible for implementing this health and safety plan.

#### **3.1 Sierra West Personnel Responsibilities**

Mr. Jeffrey Bensch, a Professional Engineer (PE), is the Project Manager (PM), and Brian Whalen is the project geologist. Sierra West personnel on-site will function as the Site Health and Safety Officer (SSO). Subcontractors are required to develop project specific health and safety plans for their activities. These subcontractor plans shall also designate a project safety officer for their specific work. Mr. Bensch, Mr. Whalen, or a designated representative with proper health and safety training, will oversee the field activities. Mr. Bensch and Mr. Whalen have completed 40 hours of comprehensive health and safety training and routine updates to meet the requirements of 29 CFR 1910.120 and 8 CCR 5192. The SSO has the responsibility to monitor and correct health and safety problems as noticed on Site. The subcontractor's project safety officer also has similar responsibilities.

The PM will provide a copy of this SHSP to each member of Sierra West's project field team and one copy to each subcontractor. Training and safety briefing(s) for the project will be provided to the project team via tailgate meetings.

The SSO is responsible for verifying that field activities are performed in accordance with the SHSP and the subcontractor is responsible for verifying that the Project Specific Health and Safety Plan is being implemented correctly. It is the SSO's responsibility to inform the subcontractors and other field personnel when chemical and physical hazards arise. Any deviations from requirements of these plans shall be accepted only in response to unanticipated field conditions and any changes shall be well documented in the field notes. Additional SSO health and safety responsibilities include, but are not limited to, the following:

- Following the SHSP and maintaining communications with the Subcontractor.
- Reporting to the PM any unsafe conditions or practices.
- Reporting to the PM all facts pertaining to incidents that result in injury or exposure to toxic materials.
- Reporting to the PM equipment malfunctions or deficiencies.
- Stopping all work if unsafe conditions or practices are observed.
- Providing site safety briefing for team members.
- Updating equipment or procedures to be used on site based on new information gathered during the site investigation.
- Assisting the PM in documenting compliance with the SHSP.
- Assisting in and evaluating the effectiveness of decontamination procedures for personnel, protective equipment, sampling equipment and containers, and heavy equipment and vehicles.
- Enforcing the "buddy system" as appropriate for site activities.

- Posting location and route to the nearest medical facility; arranging for emergency transportation to the nearest medical facility (Figure 3).
- Posting the telephone numbers of local public emergency services; i.e., police and fire.
- Stopping operations that threaten the health and safety of the field team or surrounding populace.
- Observing field team members for signs of exposure, stress, or other conditions related to pre-existing physical conditions of team members.

### 3.2 Subcontractor Personnel Responsibilities

All subcontractors are responsible for their own health and safety programs. A written health and safety plan must be available for Sierra West to review if requested.

### 3.3 Visitors

Visitors to the work areas at the Site will be briefed on the hazards present at the specific location. Visitors not involved with the project will not be allowed onsite without previous approval from Sierra West. Table 3-1 below presents a list of the project contacts.

**TABLE 3-1: Project Contacts and Important Phone Numbers**

<b>NAME</b>	<b>TELEPHONE</b>
Mr. Jeffrey Bensch, Sierra West Project Manager	(916) 863-3220 (office) (916) 207-5706 (cell)
Mr. Brian Whalen, Sierra West Project Geologist	(916) 863-3220 (office) (541) 912-1096 (cell)
Element 26 Contracting Excavation Subcontractor	(916) 295-1130
Highland Hospital 1411 East 31 <sup>st</sup> Street	(510) 437-4865
Local Fire and Police Department	911

## **4.0 HAZARD EVALUATION**

The potential hazards to personnel working at this Site have been identified as either chemical or physical. Potential chemical hazards may include petroleum hydrocarbons, including BTEX, and MTBE due to previous Site operations. Physical hazards include hazards associated with operating heavy equipment and working in the vicinity of vehicular traffic on Foothill Boulevard and 19<sup>th</sup> Avenue. Each potential hazard relative to the potential for exposure is described below.

### **4.1 Chemical Contamination**

The Site is a former gas station and likely Site impacts include TPH-as-gasoline, BTEX, and MTBE. Table 4-1 presents general information on these chemicals of concern at the Site, including exposure limits, routes of exposure, typical signs and symptoms of exposure, and ionization potentials. Level D personnel protection equipment (PPE) will be sufficient measures for chemicals encountered during construction activities at the Site.

### **4.2 Air Monitoring**

Monitoring will be based on direct instrument readings from an Organic Vapor Monitor (OVM) that will screen for benzene. The OVM is a photoionization detector calibrated using isobutylene. The breathing zone of the person closest to exposure pathways will be monitored with an OVM if obvious odors are noted by personnel. If OVM detects 25 ppm for 15 minutes, the field personnel will move upwind of the work location, and the PM will be contacted to confirm whether to continue drilling with an upgrade to Level C. In the case that Level C PPE is donned, the cartridges will be replaced daily in accordance with 8 CCR 5218. If the OVM readings exceed 40 ppm in the breathing space, work will be halted and the SSO and PM will be contacted.

### **4.3 Evaluation of UST Vapors**

An OVM will be used to evaluate the tank vapors. If hydrocarbon concentrations are greater than 5,000 ppm expressed as methane, the Oakland Fire Department (OFD) will be notified before continuing. The contaminated vapors shall be removed by vapor freeing or ventilation methods in accordance with Bay Area Air Quality Management District (BAAQMD) regulations prior to excavation activities until hydrocarbon concentrations are less than 5,000 ppm expressed by methane, or as otherwise instructed by the OFD.

Immediately prior to tank removal, the lower explosive limit (LEL) and oxygen levels inside the tank will be measured with a metering device designed and calibrated to accurately assess those indicators. The tanks will be made inert or be degassed to either of the following standards:

- The concentration of flammable vapor will not exceed 10% of the LEL of the hazardous material; or,
- The oxygen concentration will not exceed 5%.

During degassing of the tanks, any vapors released to the atmosphere will be monitored to ensure that the above stated standards are not exceeded, in accordance with BAAQMD regulations.

**TABLE 4-1: CHEMICALS POTENTIALLY ASSOCIATED WITH THE FORMER F&M AUTO SERVICE UST SITE**

CHEMICAL CAS NUMBER	EXPOSURE LIMIT <sup>(2)</sup>	IDLH LEVEL	ROUTES OF EXPOSURE	SYMPTOMS OF EXPOSURE	IONIZATION POTENTIAL (eV)
<b>POTENTIAL AROMATIC HYDROCARBON COMPOUNDS<sup>(1)</sup></b>					
Benzene 71-43-2	TLV = 0.5 ppm Ca-REL = 0.1 ppm STEL = 1 ppm Ca <sup>(3)</sup>	Ca <sup>(3)</sup> 3,000 ppm	Inhalation, absorption, ingestion, contact	Irritation of eyes, nose, respiratory system; giddiness, headache, nausea, staggered gait; fatigue, anorexia, lassitudes, dermatitis; bone marrow depression; carcinogen.	9.24 eV
Ethylbenzene 100-41-4	TLV = 100 ppm PEL = 100 ppm STEL = 125 ppm	2,000 ppm	Inhalation, ingestion, contact	Headache, dermatitis, eye and mucous membrane irritation; narcosis, coma.	8.76 eV
Toluene 108-88-3	PEL = 100 ppm TLV = 50 ppm STEL = 150 ppm	2,000 ppm	Inhalation, absorption, ingestion, contact	Fatigue, weakness; confusion, euphoria, dizziness; headache, dilated pupils, insomnia and dermatitis.	8.82 eV
Xylenes 1330-20-7	TLV = 100 ppm PEL = 100 ppm STEL = 150 ppm	1,000 ppm	Inhalation, absorption, ingestion, contact	Headache; nausea; vomiting; abdominal pain; irritation eyes, nose, throat; dermatitis; dizziness, excitement, drowsiness, incoherence, staggering gait.	8.56 eV
Gasoline 8006-61-9	Potential occupational carcinogen (NIOSH) Ca/OSHA PEL = 300 ppm		Inhalation, skin absorption, ingestion, skin or eye contact	Irritation of eyes, skin, mucous membrane; dermatitis; headache, weakness, exhaustion, blurred vision, dizziness, slurred speech, confusion, convulsions; liver, kidney damage.	
Methyl tertiary butyl ether 1634-04-4	Ca/OSHA PEL = 40 ppm TLV = 50 ppm		Inhalation, skin absorption, ingestion, skin or eye contact	Potential reproductive toxin and/or kidney damage	

- (1) Petroleum and aromatic hydrocarbons are potential chemicals of concern based on previous investigations at the Site.  
 (2) Most restrictive value listed: NIOSH REL = recommended exposure limit (during any 8-hr. work shift of a 40-hr. work week); STEL - NIOSH/OSHA short-term exposure limit (a 15 minute exposure not to be exceeded at any time during the work day); Ceil - NIOSH/OSHA, concentration not to be exceeded at any time during the day; TLV = ACGIH, threshold limit value (concentration not to be exceeded during any 8-hr. work shift of a 40-hr. week), 2004.  
 (3) NIOSH, occupational carcinogen.  
 N/A Not available

REFERENCES: NIOSH Pocket Guide to Chemical Hazards, 1997

### 4.3 Physical Hazards

Physical hazards associated with this project include working around heavy equipment (building demolition equipment, excavators, drill rigs, etc.), traffic, slips/trips/falls, noise, thermal extremes, and local security issues. General safe work practices will be followed, including being aware of the movement of heavy equipment onsite; using appropriate health and safety gear including ear plugs and hard hats; drinking plenty of water; taking adequate rest-breaks; and, taking appropriate precautions for the high summer temperatures and cold, wet winter conditions.

The site is located in an active commercial/residential area with many pedestrians in the area. A security fence has been installed around the property boundary, but trespassing may occur. Sierra West and subcontractors are advised to work in pairs during daylight hours. Security guards may be required on a case-by-case basis when work extends after sunset or when unsecured equipment is on site overnight.

In the event of personal injury, the PM should be contacted as soon as possible. All accidents or injuries are to be documented by the SSO and submitted to Sierra West within 24 hours.

A task analysis of the activities to be performed is provided in Table 4-2 below:

**TABLE 4-2: TASK HAZARD ANALYSES**

TASK	POTENTIAL CHEMICAL HAZARD	POTENTIAL PHYSICAL HAZARD	CONTROL
<p>Demolish buildings, excavation, remove tanks, and backfill.</p> <p>Installing borings, constructing wells, collecting soil and groundwater samples, excavating, operating treatment equipment, and general construction activities.</p>	<p>Potential exposure: TPH-gas MTBE and BTEX</p>	<p>Heavy equipment Noise Thermal Extremes Security Concerns Traffic</p>	<p>Use protective gloves and eye glasses while working with soil and groundwater.</p> <p>Establish work zones and Site coordination/control, and appropriately place heavy equipment.</p> <p>Use hardhats, steel-toed boots, vests, and hearing protection, as needed</p> <p>Take precautions for cold, wet weather by keeping warm, dry, and hydrated.</p> <p>Take precaution for hot, dry weather by drinking plenty of fluids and taking regular breaks from strenuous work.</p> <p>Monitor breathing zone of workers if obvious odors are noted by drillers.</p> <p>Work in pairs when necessary and use security guards when conducting activities after sunset.</p>

## **5.0 TRAINING REQUIREMENTS**

Sierra West staff working onsite have completed training in hazard recognition and basic health and safety issues as required by the occupational safety and health regulations contained in 29 CFR 1910.120 (e) and 8 CCR 5192. In addition, on-site Sierra West employees will be familiar with the requirements of this Site health and safety plan, and will participate in Site activity and safety briefings. There are no project-specific training requirements anticipated at this time. The SSO will document Site safety activity and implementation of this plan.

Sierra West trains employees in accordance with the Hazard Communication Standard (29 CFR 1910. 1200 and 8 CCR 5194) in the law, material safety data sheets (MSDSs) and labeling requirements. As part of the hazard communication standard, Sierra West is required to provide MSDSs of chemicals brought to the Site and have them readily accessible to Sierra West personnel, as well as to Site representatives.



## **6.0 PERSONAL PROTECTIVE EQUIPMENT**

Based on the hazard analysis for this project, the following personal protective equipment (PPE) will be required and used. Changes to these specified items of PPE will not be made without the approval of the site safety officer.

The minimum required level of personal protection for field activities is Level D. Level D protection consists of:

- Safety glasses,
- Hard hat (around drill rig),
- Steel-toed boots, and
- Long pants and shirt with sleeves.

Eye glasses must be ANSI approved (safety glasses). If, during the course of this job, there is a potential for increased exposure, then the situation will be reevaluated and appropriate personal protective equipment will be required.

The following is a list of equipment that will be available throughout the field project:

### **Personal Protective Equipment**

Nitrile and latex gloves

Safety glasses

Steel toe boots

Hearing protection

Hard hat

### **Vehicle Equipment**

First-aid kit

Cellular phone or other means of communication

Water (distilled and drinking)

Map with route to nearest medical facility clearly shown (Figure 3)

Fire extinguisher

Eye wash

### **Air Monitoring Equipment**

Photo-ionization detector with 10.6 eV lamp or OVM with isobutylene calibration gas.

### **Decontamination Equipment - Personal**

Potable water

Hand soap

Disposable towels

Trash bags

### **Logging and Misc. Field Equipment**

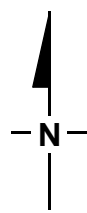
Sharpie (fine point for labels)

Ziplock Baggies

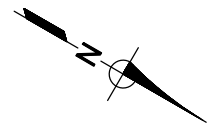


**SITE**

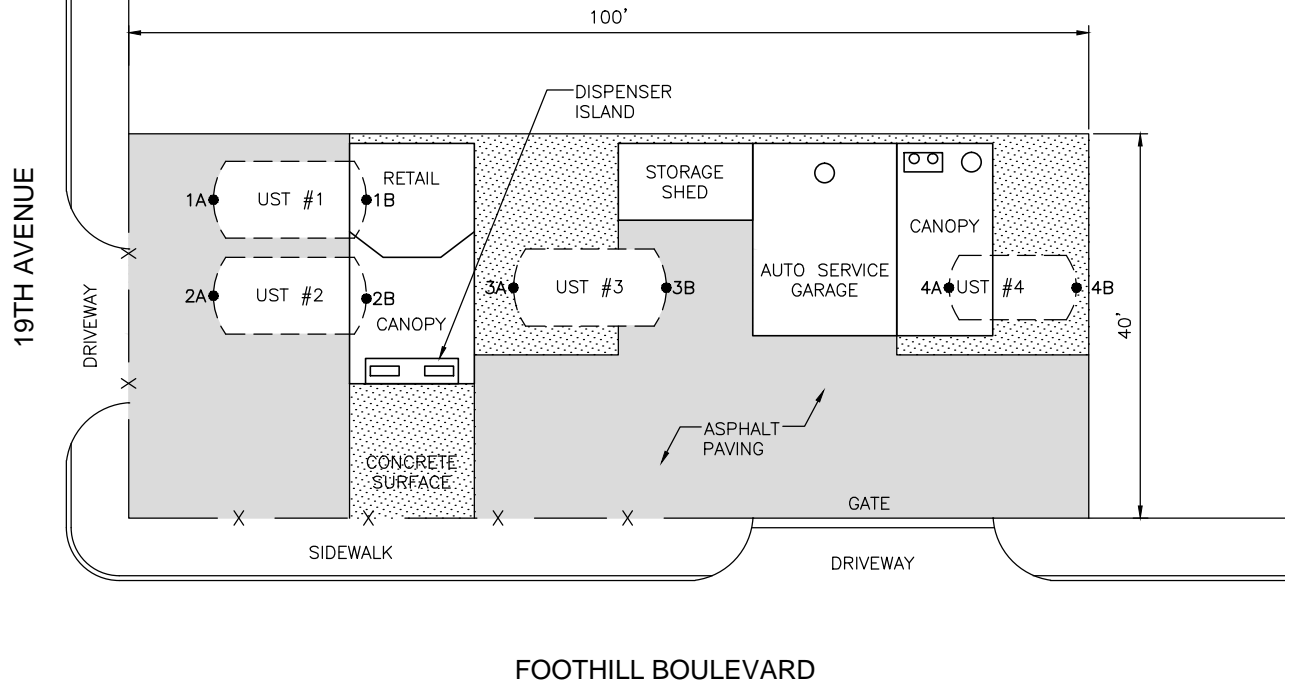
REFERENCE: GOOGLE MAPS



TITLE: <b>SITE LOCATION MAP</b>	
LOCATION: 1839 Foothill Blvd., Oakland, CA 94606	
 <b>SIERRA WEST</b> CONSULTANTS, INC.	FIGURE: <b>1</b>




SCALE: 1"=20'



LEGEND

- 1A – SOIL SAMPLE LOCATIONS FROM BOTTOM OF EXCAVATION

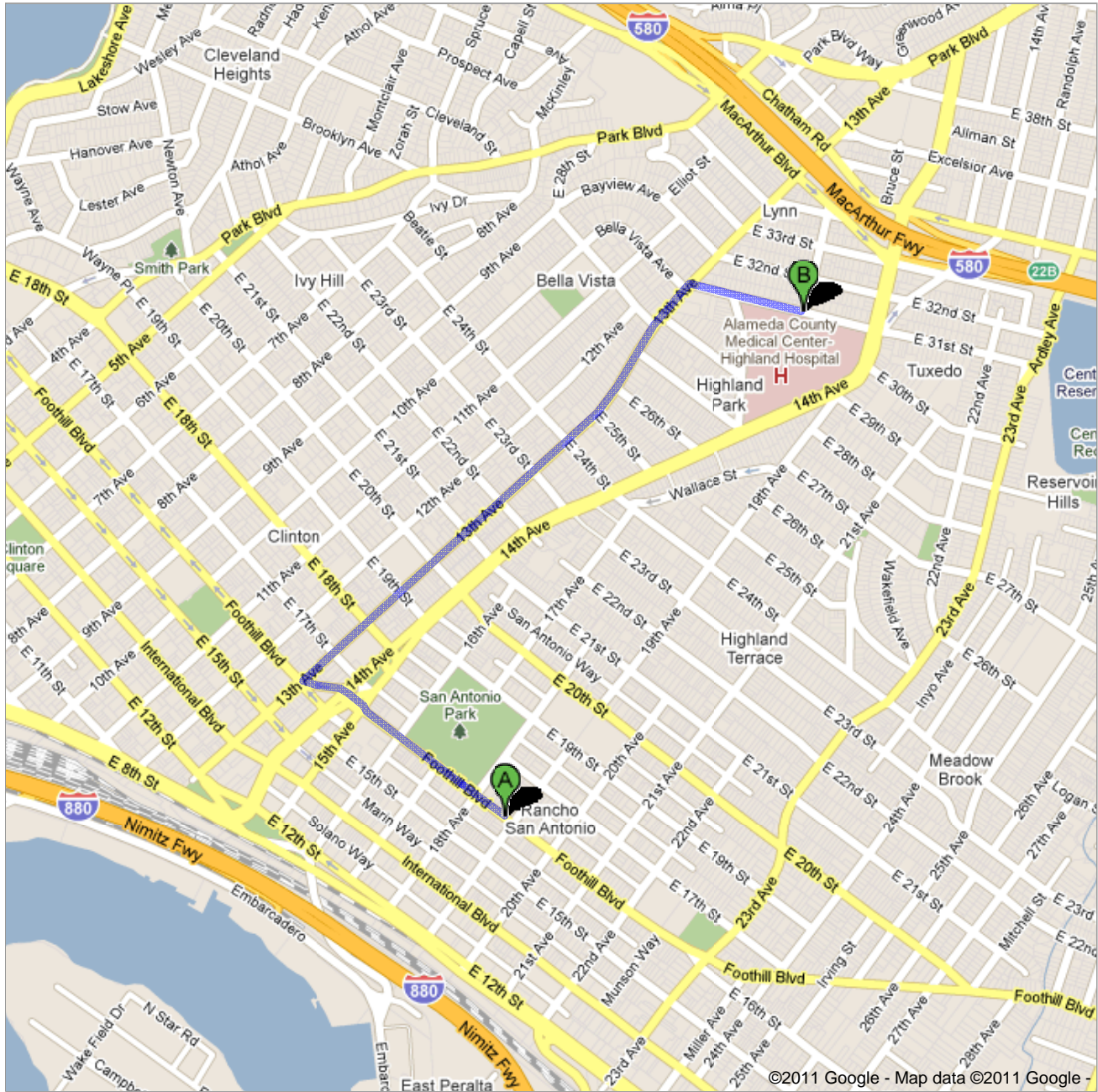
TITLE:	<b>Site Plan</b>	
LOCATION:	1839 Foothill Blvd., Oakland, CA 94606	
	 <b>SIERRA WEST</b> CONSULTANTS, INC.	FIGURE: <b>2</b>






Directions to E 31st St  
1.4 mi – about 4 mins

**Save trees. Go green!**  
Download Google Maps on your phone at [google.com/gmm](http://google.com/gmm)




©2011 Google - Map data ©2011 Google -

 1839 Foothill Blvd, Oakland, CA 94606


---

1. Head **northwest** on **Foothill Blvd** toward **18th Ave**  
About 2 mins


go 0.4 mi  
total 0.4 mi

 2. Turn right at **13th Ave**  
About 2 mins

go 0.8 mi  
total 1.2 mi

 3. Turn right at **E 31st St**

go 0.2 mi  
total 1.4 mi

 E 31st St

---

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.

Map data ©2011 Google

Directions weren't right? Please find your route on [maps.google.com](http://maps.google.com) and click "Report a problem" at the bottom left.



# SIERRA WEST CONSULTANTS

## DAILY TAILGATE SAFETY MEETING

Site Name: \_\_\_\_\_ Date: \_\_\_\_\_

Project: \_\_\_\_\_ Presented By: \_\_\_\_\_

**Topics / Information Reviewed:**

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Daily Work Scope              | <input type="checkbox"/> First Aid Kit Location     | <input type="checkbox"/> Personal Protective Equipment     |
| <input type="checkbox"/> Emergencies Response          | <input type="checkbox"/> Fire Extinguisher Location | <input type="checkbox"/> Slips Trips & Falls               |
| <input type="checkbox"/> Site Evacuation Meeting Point | <input type="checkbox"/> Eye Wash Station Location  | <input type="checkbox"/> Open Pits and Excavations         |
| <input type="checkbox"/> HASP Location                 | <input type="checkbox"/> Decontamination Procedures | <input type="checkbox"/> Heat and Cold Stress              |
| <input type="checkbox"/> Directions to Hospital        | <input type="checkbox"/> Noise Hazards              | <input type="checkbox"/> Pinch Points                      |
| <input type="checkbox"/> MSDS's                        | <input type="checkbox"/> Orderly Site Housekeeping  | <input type="checkbox"/> Overhead and Subsurface Utilities |
| <input type="checkbox"/> Permits and Compliance        | <input type="checkbox"/> Traffic Control            | <input type="checkbox"/> Site Security                     |
| <input type="checkbox"/> Stop Work Authority           | <input type="checkbox"/> Vehicle Safety             | <input type="checkbox"/> Biological Hazards                |
| <input type="checkbox"/> Buddy System                  | <input type="checkbox"/> Backing Up and Spotters    | <input type="checkbox"/> Allergies and Medical Conditions  |
| <input type="checkbox"/> Site Hazards                  | <input type="checkbox"/> Securing Loads / Cargo     | <input type="checkbox"/> Dust and Vapor Control            |

**Chemicals of Concern at the Site:**

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**Specific Precautions for Today's Activities:**

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Name	Signature	Company

Conduct a Daily Tailgate Safety Meeting prior to each day's site activities. Follow up on any noted items.





CALIFORNIA  
 Board for Professional  
 Engineers & Land Surveyors  
 2535 Capitol Oaks Drive • Suite 300  
 Sacramento, CA 95833-2944  
 (916) 263-2222



**CIVIL ENGINEER**

LICENSE NO.

**C 43803**

EXPIRATION

**6/30/2011**

**JEFFREY C BENSCH**



State Of California  
**CONTRACTORS STATE LICENSE BOARD**  
**ACTIVE LICENSE**



License Number **863096**

Entity **CORP**

Business Name **SIERRA WEST CONSULTANTS INC**

Classification **HAZ A**

Expiration Date **08/31/2011**



STATE OF CALIFORNIA

# Contractors State License Board

Pursuant to Chapter 9 of Division 3 of the Business and Professions Code  
and the Rules and Regulations of the Contractors State License Board,  
the Registrar of Contractors does hereby issue this license to:

**ELEMENT 26 ENVIRONMENTAL & DEMOLITION INC**  
**dba ELEMENT 26 CONTRACTING**

License Number 940594

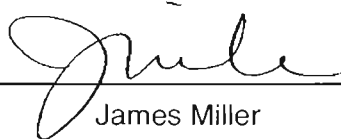
to engage in the business or act in the capacity of a contractor  
in the following classification(s):

A - GENERAL ENGINEERING CONTRACTOR  
C21 - BUILDING MOVING, DEMOLITION  
ASB - ASBESTOS  
HAZ - HAZARDOUS SUBSTANCES REMOVAL

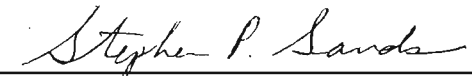
Witness my hand and seal this day,

March 10, 2010

**Issued December 3, 2009**



James Miller  
Board Chair



Stephen P. Sands  
Registrar of Contractors

This license is the property of the Registrar of Contractors,  
is not transferrable, and shall be returned to the Registrar  
upon demand when suspended, revoked, or invalidated  
for any reason. It becomes void if not renewed.