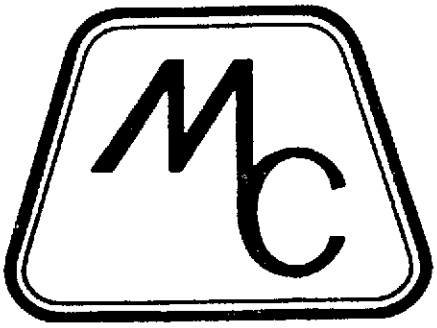
UNDERGROUND STORAGE TANK REMOVAL REPORT

Prepared for:

ALAMEDA GATEWAY, LTD.
ALAMEDA, CALIFORNIA

Prepared by:

MITTELHAUSER CORPORATION
SAN RAMON, CALIFORNIA



JUNE 1990

UNDERGROUND STORAGE TANK REMOVAL REPORT

Prepared for:

ALAMEDA GATEWAY, LTD.
ALAMEDA, CALIFORNIA

Prepared by:

MITTELHAUSER CORPORATION
SAN RAMON, CALIFORNIA

JUNE 1990

TABLE OF CONTENTS

Alameda Gateway, Ltd.
Project 1332
Underground Storage Tank Removal

June 1990
Rev: 0
1332R1

1.0 INTRODUCTION

This report summarizes the removal of four underground storage tanks from 3 separate locations at the Alameda Gateway, Ltd. facility in Alameda, California. Included in this report are the analytical results of soil and water samples collected from the excavations following the removal of the tanks. Work was performed in accordance with the November 9, 1989 Tri-Regional Board Staff Recommendations For Initial Evaluation And Investigation of Underground Tanks.

2.0 SCOPE OF WORK

Services provided by Mittelhauser Corporation during this activity included the following:

- Excavation and removal of a total of four underground fuel storage tanks from 3 separate locations;
- Over-excavation of approximately 50 cubic yards of petroleum hydrocarbon impacted soil;
- Collection of soil and water samples from the tank excavations;
- Laboratory chemical analysis of soil and water samples for Total Petroleum Hydrocarbons (TPH) as gasoline, TPH as diesel and benzene, toluene, xylenes and ethylbenzene (BTX&E).

3.0 TANK REMOVALS

Mittelhauser Corporation was retained by Alameda Gateway, Ltd. in April, 1990, to remove four underground fuel storage tanks from its property located at 2900 Main Street, Alameda, California. The location of the site is shown on Figure 1.

Alameda Gateway, Ltd.
Project 1332
Underground Storage Tank Removal

June 1990
Rev: 0
1332R1

Removal of the four underground storage tanks was accomplished on April 11, 1990. Lieutenant Steve McKinley of the City of Alameda Fire Department was present during all of the tank removals. Mittelhauser subcontracted Zaccor Corporation of Menlo Park, California to provide the manpower and equipment necessary to excavate, remove, transport and dispose of the tanks. Prior to tank removal, Zaccor Corporation submitted the Underground Tank Closure/Modification Plan to Alameda County, a copy of which can be found in Appendix A. Residual product and hydroblast water (approximately 400 gallons), was transported to Refineries Services in Patterson, California by Allied Oil and Pumping under state manifest number 88379685. The tanks were transported and disposed of by Erickson, Inc., under state manifest number 89921484. Copies of both manifests are provided in Appendix A.

Zaccor Corporation provided a Gastech Tri-meter Model 1314 LEL meter to monitor potentially explosive vapor concentrations in the tanks before and after the addition of dry ice. After the addition of approximately ten pounds of dry ice per 100 gallons of displacement, a zero LEL reading was observed for each of the tanks. Permission for removal of the tanks was then given by Lieutenant Steve McKinley of the City of Alameda Fire Department.

Once the tanks were removed from the ground, the tanks were visually inspected for any signs of leakage or damage. The 600-gallon diesel tank (Tank 85A) had riveted seams and appeared to be very old. Close inspection, however, revealed no holes or other signs of corrosion, and it does not appear that the tank leaked except perhaps through the riveted seams. The 7,000-gallon gasoline tank (Tank 85B), also removed from near the drainage ditch, had been installed in 1975 according to the site manager, and was in very good condition, with no indications of leakage found. The 600-gallon fuel tank removed from the west side of Building 133 (Tank 133) contained several holes, all of which were along a line approximately two thirds of the way up the side of the tank. The 1100-gallon fuel oil tank removed from the north side of Building 137 (Tank 137) showed obvious signs of corrosion along the lower side and one end, where several holes were observed.

4.0 TANK PIT SAMPLING AND ANALYTICAL RESULTS

Following the excavation and removal of each tank, samples of soil were collected either from the backhoe bucket or the pit itself, by driving clean brass tubes into the soil using a plastic wrapped hammer. The ends of the tubes were covered with aluminum foil, followed by plastic endcaps, and the endcaps were secured to the brass tubes with duct tape. The brass tubes were then labeled and immediately placed in a cooler on ice for transport to the state-certified laboratory. Formal chain-of-custody forms accompanied all samples to the laboratory.

Soil and water samples were submitted to the Mobile Chem Labs, Inc. on-site mobile laboratory for immediate analysis, with the remainder of the samples submitted to Mobile Chem Labs, Inc. in Lafayette, California for two week turnaround. The analytical results of the soil and water samples, collected from the fuel tank pits, are summarized in Tables 1 and 2, respectively. Copies of the laboratory analytical results and chain-of-custody documentation are presented in Appendix B.

All of the soil and water samples were analyzed for TPH as gasoline using EPA Method 5030 in conjunction with modified EPA Method 8015, and for BTX&E using EPA Method 8020. In addition, the soil samples collected from the fuel oil tank pits (Tanks 133 and 137) were analyzed for TPH as diesel using EPA Method 3550 in conjunction with Modified EPA Method 8015.

All excavated soil was stockpiled near the respective excavation, and sealed in visqueen pending further investigation of the soils surrounding the excavations. [illegible] of soil disposal

An Unauthorized Release Report Form was submitted to the County of Alameda on May 30, 1990, a copy of which is provided in Appendix C.

4.1 Tanks 85A and 85B

The location of the excavation for Tanks 85A and 85B is shown in Figure 1. During the excavation, groundwater was encountered in the tank pit at a depth of approximately three feet. Because the diesel and gasoline tank (85A and 85B, respectively) were removed from the same location, the excavation was approached as one excavation for sampling purposes. Two

sidewall soil samples designated as AG-85-01 and AG-85-02 and one groundwater sample designated as AG-85-03 were collected from the larger excavation (Tank 85B). The soil samples were collected from the sidewalls of the tank pit approximately 6 inches above the water level. The water sample was collected after the tanks were removed, and before the pit was disturbed by the subsequent over-excavation. A subsurface sampling device was utilized to gather the sample from a depth of about 18 inches below the water surface.

Soil along the southeast portion of the excavation, where the diesel tank had been located, was over-excavated laterally ten feet to the north and east of the tank location, and approximately two feet to the south, in an attempt to determine the extent of soil contamination. The southern excavation was limited by the close proximity of a railroad spur. Because a limit to the contamination was not found, it was decided to determine the extent of contamination at a later time.

Results for the soil samples designated as AG-85-01 and AG-85-02, collected from the fuel tank pit sidewall showed 4.8 and 1.1 ppm of TPH as gasoline, respectively, with non-detectable levels of BTX&E in both samples. Water sample AG-85-03 collected from the fuel tank pit for the gasoline tank showed 3,300 ppb of TPH as gasoline, and 37 ppb of benzene.

4.2 Tank 133

The location of the Tank 133 excavation is shown in Figure 3. During excavation, groundwater was encountered at a depth of approximately four feet. Because the water table coincided with the bottom of the excavation, one side wall sample was collected. Both Katherine Chesick of the Alameda County Department of Environmental Health and Lieutenant Steve McKinley of the Alameda County Fire Department were present at the time of sampling, and confirmed the sampling location as appropriate. Because both ends of the tank had been weighted down with concrete slabs, the sidewall sample designated as AG-133-01 was collected from the west side wall of the tank pit. The product line was less than 20 feet in length, therefore no product line soil samples were collected.

The analytical results of the soil sample AG-133-01, collected from the tank pit sidewall, showed 1,100 ppm of TPH as

diesel. The pit was therefore over-excavated approximately two feet to the east and four feet to the west in an attempt to define the extent of contamination. During the over-excavation activities, a HNU was utilized to estimate the level of contamination by collecting samples of the soil in glass jars and allowing the material to heat in the sun prior to testing. Using this approach, HNU readings failed to decrease as the excavation was extended, and it was decided to return at a later date to investigate the full extent of the contaminated soil.

4.3 Tank 137

The location of the Tank 137 excavation is shown in Figure 4. During the excavation, groundwater was encountered in the tank pit at a depth of approximately three feet. Two sidewall soil samples, designated as AG-137-01 and AG-137-02, were therefore collected approximately 6 inches above the water level from the west and east ends of the excavation, respectively. The product line to the boiler inside the building was less than 20 feet in length, therefore no product line sample was collected. During the excavation, a clay sewer line was damaged which resulted in several gallons of sewer water spilling into the pit. Because the water in the pit was tainted with the sewer water, a water sample was not taken at this location.

The analytical results of soil samples AG-137-01 and AG-137-02 collected from the fuel tank pit side wall showed 6.7 and 38,000 ppm of TPH as diesel, respectively, with benzene levels of 2.2 and 0.1 ppm, respectively. However, after the on-site lab confirmed the AG-137-02 sample result by rerunning an aliquot of the sample, a second sample, AG-137-03, was collected by hand auger from approximately the same depth as AG-137-02 (2.5 feet), but two feet east of the pit sidewall. The analytical results of soil sample AG-137-03 showed non-detectable levels of TPH as diesel, indicating that the contamination was limited in extent. Over-excavation was not performed due to the close proximity of buried utilities. The analytical results of sample AG-137-03 showed non-detectable levels of TPH as diesel and 2.8 ppm of TPH as gasoline, indicating that the soil contamination did not extend very far beyond the tank pit.

5.0 DISTRIBUTION

Copies of this report have been sent to the City of Alameda Fire Department, Alameda County Department of Environmental Health, and to the Regional Water Quality Control Board, San Francisco Bay Region.

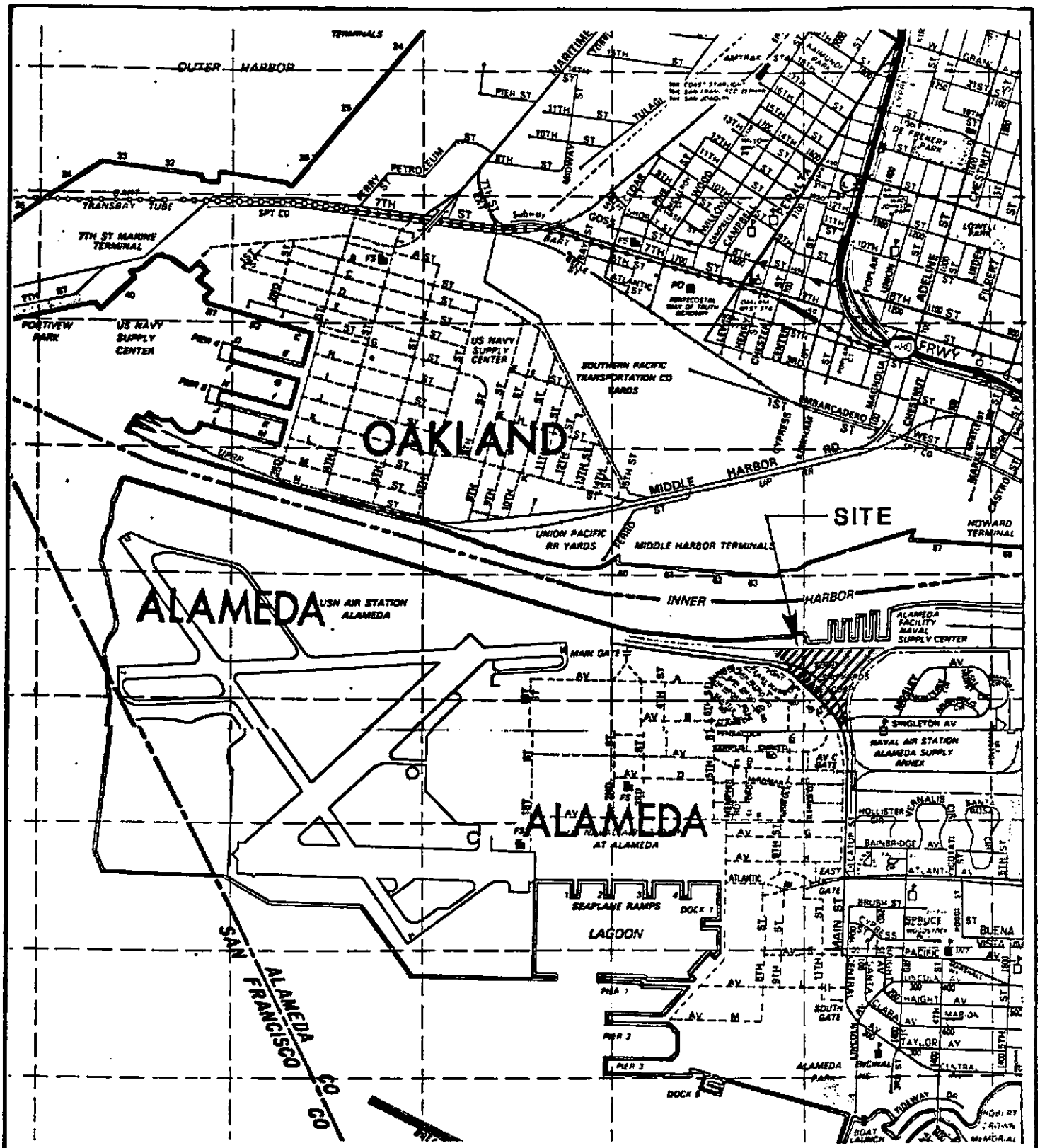
6.0 LIMITATIONS

This work has been performed and this report prepared in accordance with generally accepted environmental science and engineering practices. Conclusions and recommendations are based solely on the activities and information identified in this report. This warranty is in lieu of all other warranties, expressed or implied.

Alameda Gateway, Ltd.
Project 1332
Underground Storage Tank Removal

June 1990
Rev: D0
1332AP

FIGURES



DRN	BAF
CHK BY	
APP BY	
DRAWN	KYM
DATE	10/11/89
SCALE	AS SHOWN
JOB NO	12200004
FILE NO	P1220-01

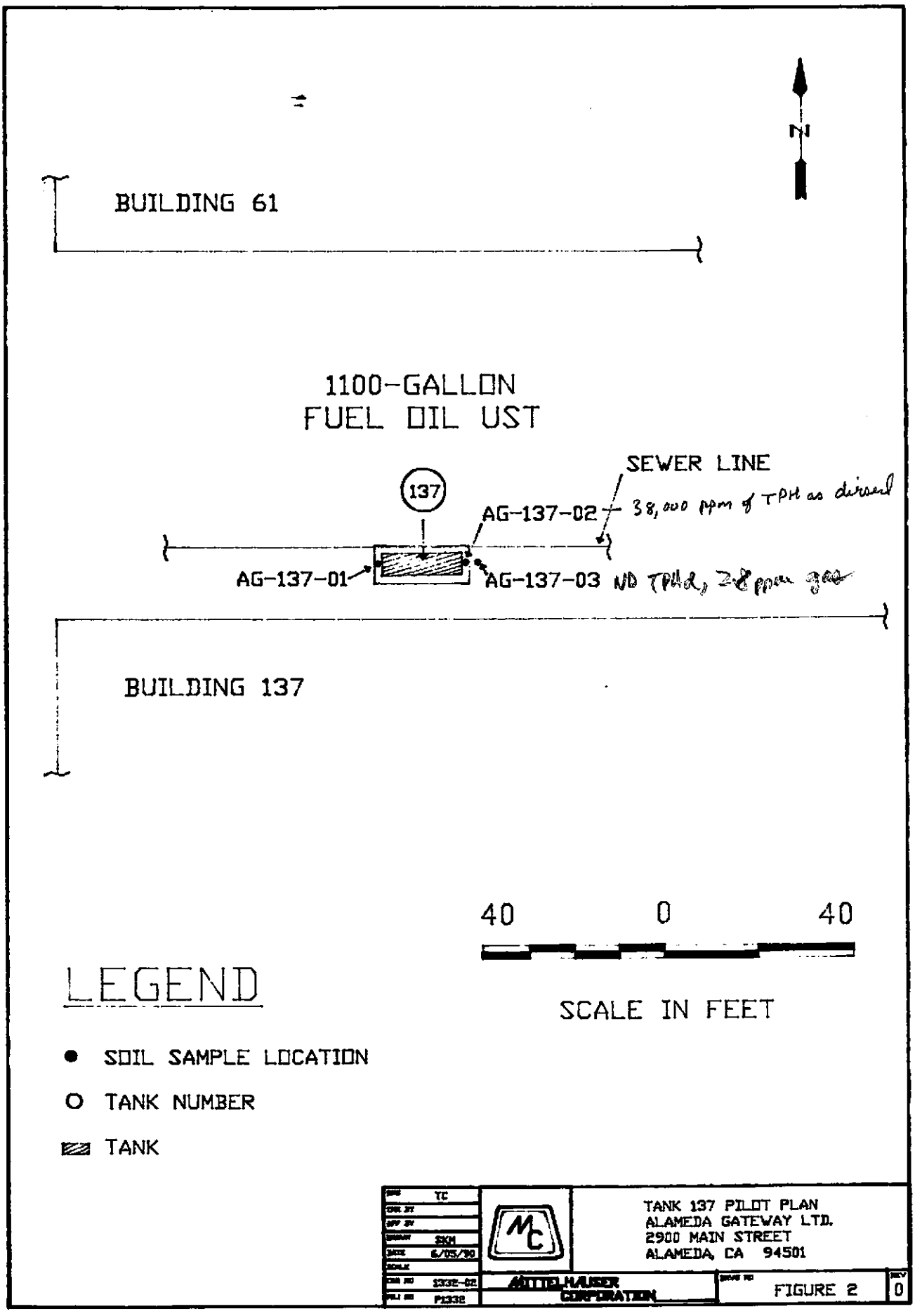
MITTELHAUSER corporation

SITE LOCATION MAP

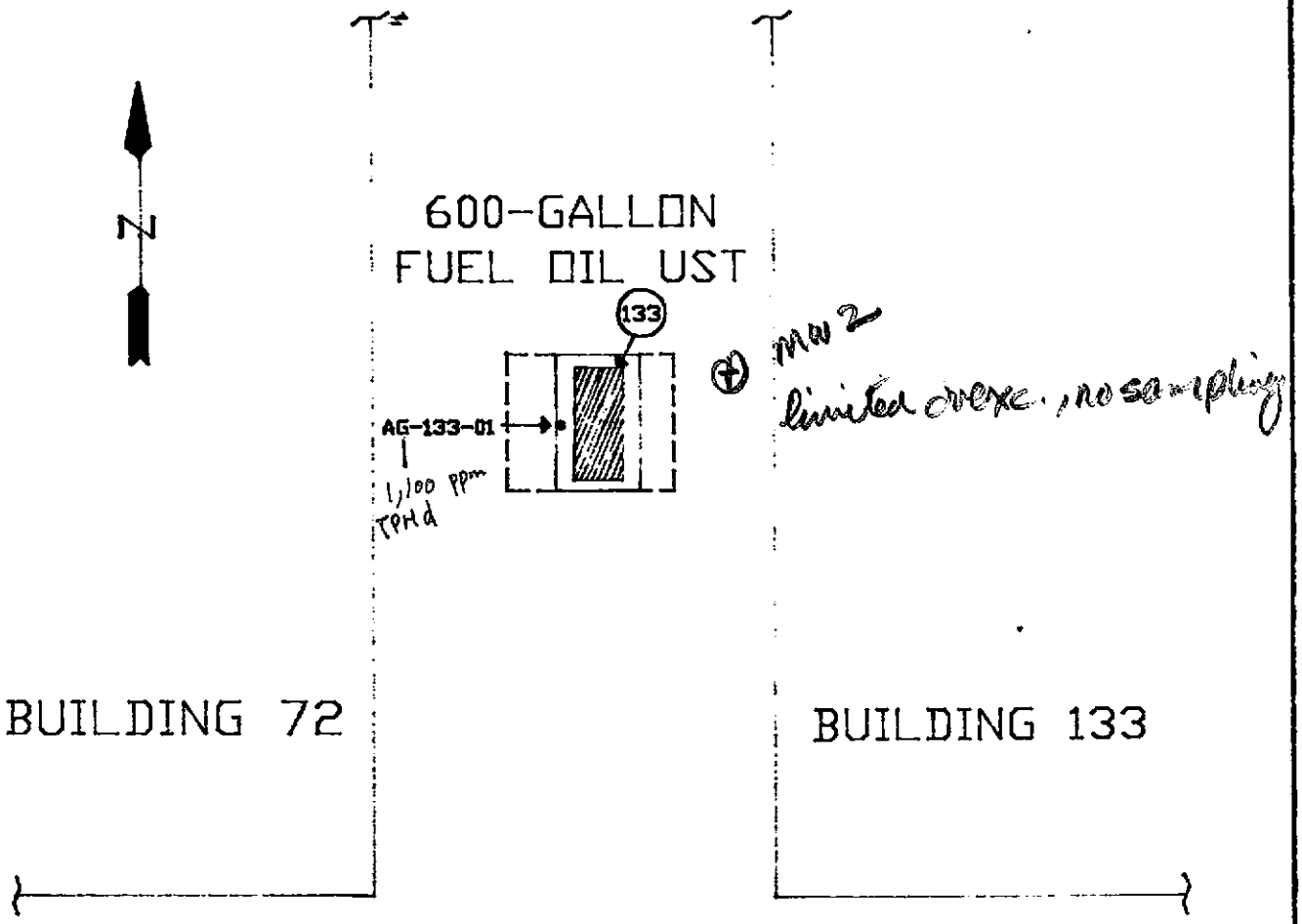
ALAMEDA-GATEWAY PROJECT

DWG NO. FIGURE 1

REV 0



TC	TANK 137 PILOT PLAN ALAMEDA GATEWAY LTD. 2900 MAIN STREET ALAMEDA, CA 94501	
SKH 6/05/90	MITTELHAUSER CORPORATION	FIGURE 2 — REV 0

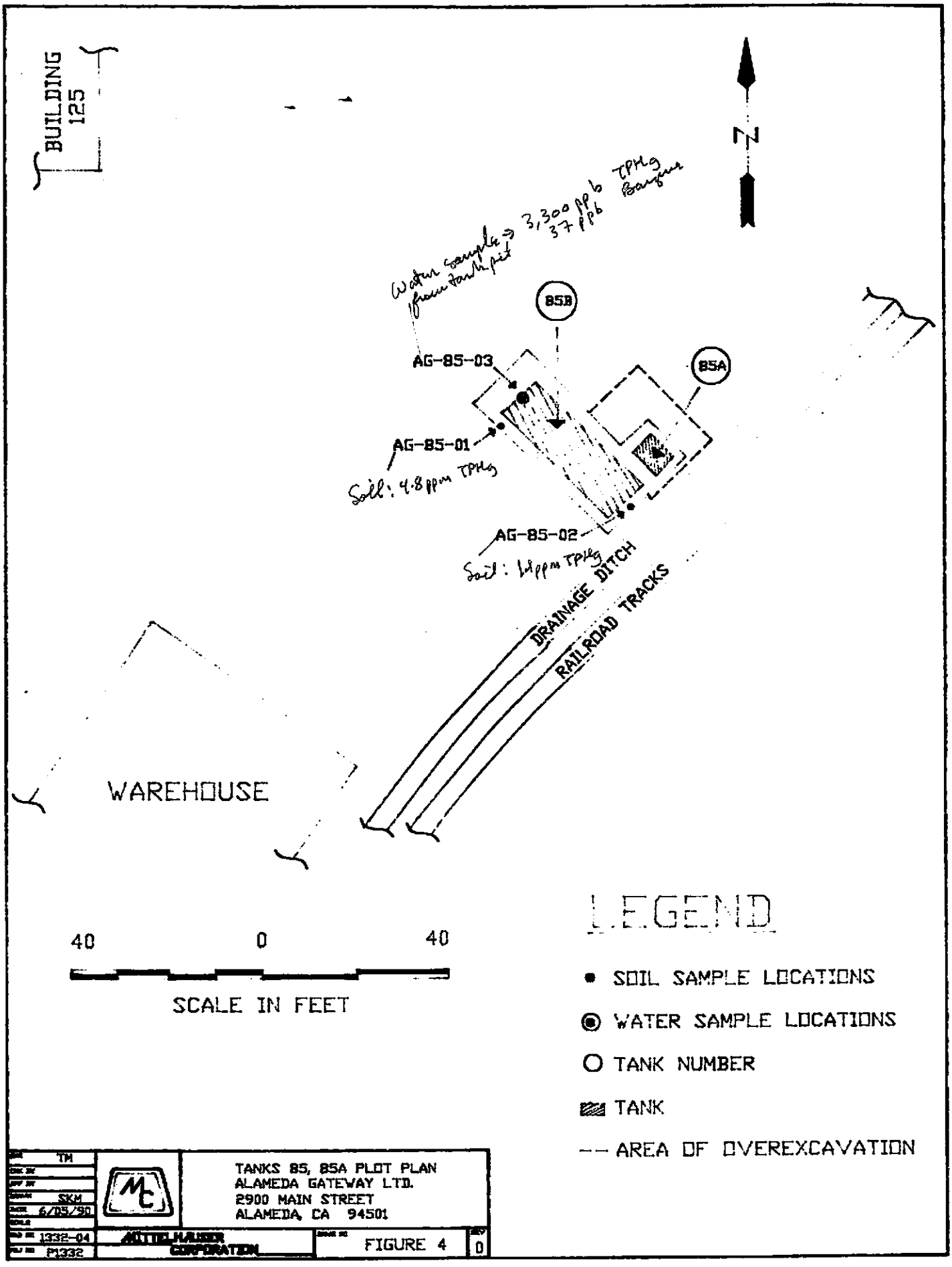


LEGEND

- TANK
- TANK NUMBER
- SOIL SAMPLE LOCATION
- AREA OF OVEREXCAVATION

TANK 133 PLOT PLAN
ALAMEDA GATEWAY LTD.
2900 MAIN STREET
ALAMEDA, CA 94501

FIGURE 3



TM		TANKS 85, 85A PLOT PLAN ALAMEDA GATEWAY LTD. 2900 MAIN STREET ALAMEDA, CA 94501
SKM 6/05/90		
1332-04 P1332	MITTELHAUSER CORPORATION	FIGURE 4 — 0

TABLES

MITTELHAUSER corporation

TABLE 1

SOIL SAMPLE RESULTS

SAMPLE LOCATION	TPH AS DIESEL	TPH AS GASOLINE	BENZENE	TOLUENE	XYLENES	ETHYL BENZENE
AG-85-01	--	4.8	<0.1	<0.1	<0.1	<0.1
AG-85-02	--	1.1	<0.1	<0.1	<0.1	<0.1
AG-133-01	1,100	52	0.3	<0.1	0.7	0.4
AG-137-01	6.7	<1.0	<0.1	<0.1	<0.1	<0.1
AG-137-02	38,000	850	2.2	4.3	29	4.3
AG-137-03	<5.0	2.8	0.1	<0.1	<0.1	<0.1
Detection Limit	5.0	1.0	0.1	0.1	0.1	0.1

-- Indicates analysis not performed.
Results in parts per million (ppm) unless otherwise indicated.

1332T1

MITTELHAUSER corporation

TABLE 2

WATER SAMPLE RESULTS

SAMPLE LOCATION	TPH AS DIESEL	TPH AS GASOLINE	BENZENE	TOLUENE	XYLENES	ETHYL BENZENE
AG-85-03	--	3,300	37	<0.5	300	<0.5
Detection Limit	--	50	0.5	0.5	0.5	0.5

-- Indicates analysis not performed.
Results in parts per billion (ppb), unless otherwise indicated.

1332T1

APPENDIX A

MANIFEST AND PERMIT INFORMATION

State of California—Health and Welfare Agency
Form Approved OMB No. 2050—0039 (Expires 9-30-91)
Please print or type. *(Form designed for use on elite (12-pitch typewriter).*

Department of Health Services
Toxic Substances Control Division
Sacramento, California

UNIFORM HAZARDOUS WASTE MANIFEST

1. Generator's US EPA ID No.: CAC000265401 | Manifest Document No.:
2. Page 1 of 1 | Information in the shaded areas is not required by Federal law.

3. Generator's Name and Mailing Address
ALAMEDA GATEWAY LTD.
2236 MARINER SQUARE DR. ALAMEDA CA 94501

4. Generator's Phone (415) 521-2727

A. State Manifest Document Number: 89321484
B. State Generator's ID:

5. Transporter 1 Company Name: DILLARD TRUCKING
6. US EPA ID Number: CAD981628019
C. State Transporter's ID: 100979
D. Transporter's Phone: (415) 634-0567

7. Transporter 2 Company Name:
8. US EPA ID Number:
E. State Transporter's ID:
F. Transporter's Phone:

9. Designated Facility Name and Site Address
Erickson, Inc.
255 Parr Blvd.
Richmond, Ca. 94801
10. US EPA ID Number: CAD009466392
G. State Facility's ID: CAD009466392
H. Facility's Phone: (415) 235-1393

11. US DOT Description (Including Proper Shipping Name, Hazard Class, and ID Number)	12. Containers No.	Type	13. Total Quantity	14. Unit Wt/Vol	I. Waste No.
a. Waste Empty Storage Tanks California Regulated Waste Only	004	TP	08800	P	State 512 / EPA/Other None
b.					State / EPA/Other
c.					State / EPA/Other
d.					State / EPA/Other

J. Additional Descriptions for Materials Listed Above
Empty storage tank #3261 last contained Fuel Oil,
Empty storage tank #3262 last contained Fuel Oil,
Empty storage tank #3263 last contained Diesel,
Empty storage tank #3264 last contained Gasoline,
Tanks iced with 15 lbs. dry ice per 1,000 lb. capacity

K. Handling Codes for Wastes Listed Above
a. | b. | c. | d.

15. Special Handling Instructions and Additional Information
Keep away from sources of ignition. Wear hardhat, safety shoes and gloves when working with U.S.T.'s.

16. **GENERATOR'S CERTIFICATION:** I hereby declare that the contents of this consignment are fully and accurately described above by proper shipping name and are classified, packed, marked, and labeled, and are in all respects in proper condition for transport by highway according to applicable international and national government regulations.

If I am a large quantity generator, I certify that I have a program in place to reduce the volume and toxicity of waste generated to the degree I have determined to be economically practicable and that I have selected the practicable method of treatment, storage, or disposal currently available to me which minimizes the present and future threat to human health and the environment; OR, if I am a small quantity generator, I have made a good faith effort to minimize my waste generation and select the best waste management method that is available to me and that I can afford.

Printed/Typed Name | Signature | Month Day Year

TRANSPORTER

17. Transporter 1 Acknowledgement of Receipt of Materials
Printed/Typed Name: BRIAN MATHEWS | Signature: Brian Mathews | Month Day Year: 04 19 90

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

FACILITY

19. Discrepancy Indication Space

20. Facility Owner or Operator Certification of receipt of hazardous materials covered by this manifest except as noted in Item 19.
Printed/Typed Name | Signature | Month Day Year

GENERATOR

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

89321484

Do Not Write Below This Line

DHS 8022 A (1/88)
EPA 8700—22
(Rev. 9-88) Previous editions are obsolete.

YELLOW: GENERATOR RETAINS

State of California—Health and Welfare Agency
Form Approved OMB No. 2050—0039 (Expires 9-30-91)
Please print or type. *(Form designed for use on elite (12-pitch typewriter).*

Department of Health Services
Toxic Substances Control Division
Sacramento, California

UNIFORM HAZARDOUS WASTE MANIFEST

1. Generator's US EPA ID No. CAC000265401
Manifest Document No.
2. Page 1 of
Information in the shaded areas is not required by Federal law.

3. Generator's Name and Mailing Address
ALAMEDA GATEWAY LIMITED
2900 MAIN ST ALAMEDA CA. 94501
4. Generator's Phone (415) 521-2727

A. State Manifest Document Number 88379685
B. State Generator's ID

5. Transporter 1 Company Name: ALLIED OIL & PUMPING
6. US EPA ID Number: CAT080014277
C. State Transporter's ID
D. Transporter's Phone (408) 432-0333

7. Transporter 2 Company Name
8. US EPA ID Number
E. State Transporter's ID
F. Transporter's Phone

9. Designated Facility Name and Site Address
REFINERIES SERVICES
13331 NORTH HWY. 33
PATTERSON, CA. 95363
10. US EPA ID Number: CAD083166728
G. State Facility's ID: CAD083166728
H. Facility's Phone

11. US DOT Description (Including Proper Shipping Name, Hazard Class, and ID Number)	12. Containers No.	Type	13. Total Quantity	14. Unit Wt/Vol	I. Waste No.
a. WASTE OIL N.O.S COMBUSTIBLE LIQUID NA 1270	001	TT	400	G	State 221 / EPA/Other
b.					State / EPA/Other
c.					State / EPA/Other
d.					State / EPA/Other

J. Additional Descriptions for Materials Listed Above
1.1 USED OIL
1.2 WATER

K. Handling Codes for Wastes Listed Above
a. 01
b.
c.
d.

15. Special Handling Instructions and Additional Information
JOB MAILING ADDRESS
GLOVES
2236 MARINER SQUARE DRIVE
ALAMEDA CA 94501 415-521-2727

16. **GENERATOR'S CERTIFICATION:** I hereby declare that the contents of this consignment are fully and accurately described above by proper shipping name and are classified, packed, marked, and labeled, and are in all respects in proper condition for transport by highway according to applicable international and national government regulations.

If I am a large quantity generator, I certify that I have a program in place to reduce the volume and toxicity of waste generated to the degree I have determined to be economically practicable and that I have selected the practicable method of treatment, storage, or disposal currently available to me which minimizes the present and future threat to human health and the environment; OR, if I am a small quantity generator, I have made a good faith effort to minimize my waste generation and select the best waste management method that is available to me and that I can afford.

Printed/Typed Name: GARY ZACCOR
Signature
Month Day Year: 04 11 90

17. Transporter 1 Acknowledgement of Receipt of Materials
Printed/Typed Name: RICK JOHNS
Signature
Month Day Year: 04 11 90

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

19. Discrepancy Indication Space

20. Facility Owner or Operator Certification of receipt of hazardous materials covered by this manifest except as noted in Item 19.
Printed/Typed Name
Signature
Month Day Year

GENERATOR / TRANSPORTER / FACILITY

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

88379685

DHS 8022 A (1/88)
EPA 8700—22

Do Not Write Below This Line

791 HAMILTON AVENUE MENLO PARK, CA. 94025 (415) 363-2181

CITY OF ALAMEDA
PLANNING DEPARTMENT
ZONING REGULATIONS
☒ approved
☐ disapproved
☐ approved with conditions
by [signature] date 4-6-90

CITY OF ALAMEDA

APPROVED FOR ISSUE
DATE 4/1/90 BY V. Day
CENTRAL PERMIT OFFICE

ALAMEDA COUNTY HEALTH CARE SERVICES AGENCY
DEPARTMENT OF ENVIRONMENTAL HEALTH
HAZARDOUS MATERIALS DIVISION
80 SWAN WAY, ROOM 200
OAKLAND, CA 94621
PHONE NO. 415/271-4320

PLUMBING & MECHANICAL PLANS
APPROVED
DATE:
BY:
Donald J Rodrigues,
Sr. Plbg. & Mech. Insp.

RECEIVED
MAR 30 1990
CENTRAL PERMIT OFFICE

ACCEPTED
DEPARTMENT OF ENVIRONMENTAL HEALTH
470 - 27th Street, Third Floor
Oakland, CA 94612
Telephone: (415) 874-7237

These plans have been reviewed and found to be acceptable and essentially meet the requirements of State and local health laws. Changes to your plans indicated by this Department are to assure compliance with State and local laws. The project proposed herein is now released for issuance of any required building permits for construction.

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

Any changes or alterations of these plans and specifications must be submitted to this Department and to the Fire and Building Inspection Department to determine if such changes meet the requirements of State and local laws.

Notify this Department at least 48 hours prior to the following required inspections:

- ✓ Removal of Tank and Piping
- ✓ Sampling
- ✓ Final Inspection

Issuance of a permit to operate is dependent on compliance with accepted plans and all applicable laws and regulations.

THERE IS A FINANCIAL PENALTY FOR NOT OBTAINING THESE INSPECTIONS.

3/30/90 Katherine Chesick

Fire Department must witness removal of all Underground Tanks, and all State and County Requirements must be met.

By [signature] Date 4-3-90

UNDERGROUND TANK CLOSURE/MODIFICATION PLANS

1. Business Name Alameda Gateway Ltd.
   Business Owner Stan Kinsk
2. Site Address 2900 Main Street
   City Alameda, CA Zip 94501 Phone 415-521-2727
3. Mailing Address 2236 Mariner Sqaure Drive
   City Alameda Zip 94501 Phone 415-521-2727
4. Land Owner Alameda Gateway Ltd.
   Address 2900 Main Street City, State Alameda, CA Zip 94501
5. EPA I.D. No. ~~CAX000229831~~ CAC000265401 → no longer valid per Helen of DHS (916)324-1781 on 3/29/90
6. Contractor Zaccor Corporation
   Address 791 Hamilton Ave.
   City Menlo Park, CA Phone 415-363-2181
   License Type Class A ID# 478799
7. Consultant -same as above-
   Address
   City Phone

PLUMBING & MECHANICAL PLANS
APPROVED
DATE: 4-4-90
BY: Donald J Rodrigues
Donald J. Rodrigues,
Sr. Plbg. & Mech. Insp.

568810 0
8831.80
3.26.90

8. Contact Person for Investigation

Name Gary Zaccor Title Project Mgr./Pres.

Phone 415-363-2181

9. Total No. of Tanks at facility 4 Permits submitted for 2 tanks only

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

11. State Registered Hazardous Waste Transporters/Facilities

a) Product/Waste Tranporter

Name Allied Oil EPA I.D. No. CAT080014277

Address P. O. Box 399

City Alviso State CA Zip 95002

b) Rinsate Transporter

Name Allied Oil EPA I.D. No. CAT080014277

Address P. O. Box 399

City Alviso State CA Zip 95002

c) Tank Transporter

Name Erickson, Inc. EPA I.D. No. CAD009466392

Address 225 Parr Blvd.

City Richmond State CA Zip 94801

d) Tank Disposal Site

Name Erickson, Inc. EPA I.D. No. CAD009466392

Address 225 Parr Blvd.

City Richmond State CA Zip 94801

e) Contaminated Soil Transporter

Name - unknown- EPA I.D. No. _____

Address _____

City _____ State _____ Zip _____

12. Sample Collector

Name Tim Carlson

Company Mittelhauser Corporation

Address 2401 Crow Canyon Road, Ste. 100

City San Ramon State CA Zip 94583 Phone 743-0335

13. Sampling Information for each tank or area

Tank or Area		Material sampled	Location & Depth
Capacity	Historic Contents (past 5 years)		
1 - 600 gal	Diesel	- Soil	directly underneath tank
2 - 600 gal	Fuel Oil	- Soil	directly underneath tank
1 - 7000 gal	Gasoline	- Soil	Under each end of tank
			One sample for every 20' of piping

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

If yes, describe. - unknown -

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

If yes, describe. [redacted], hydroblast and dry ice at 6.5 lbs per 100 gallons

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

16. Laboratories

Name Mobile Chem Labs, Inc.

Address 1678 Reliez Valley Road / 1733 Dartmouth Ave., San Carlos 94070

City Lafayette State CA Zip 94549

State Certification No. 195 / Vehicle license No. MX2172

All piping must be drained and flushed to the tanks before tanks are pumped out. All piping must then be removed or disc---l

17. Chemical Methods to be used for Analyzing Samples

Contaminant Sought	EPA, DHS, or Other Sample Preparation Method Number	EPA, DHS, or Other Analysis Number
- Diesel TPH D	3550 ~~= unknown~~	GC FID / DHS Method ~~EPA Method = 3550 extraction DHS Method = 8015~~ 8020 or 824
BTX+E	8020 or 8240 prep method	
- ~~Motor Oil~~		~~EPA Method = 5030/8020 BTEX~~
- Gasoline TPH G	5030	GC FID / DHS Method ~~EPA Method = 5030/8020 BTEX~~
BTX+E	8020 or 8240 prep method	8020 or 8240
- Fuel Oil TPH D	3550	GC/FID / DHS Method
BTX+E	8020 or 8240 prep method	8020 or 8240
		Detection limits must meet RWQCB standards (see attached yellow sheet)

18. Submit Site Safety Plan

19. Workman's Compensation: Yes [X] No [ ]

Copy of Certificate enclosed? Yes [X] No [ ]

Name of Insurer State Fund

20. Plot Plan submitted? Yes [X] No [ ]

21. Deposit enclosed? Yes [X] No [ ]

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

a) Chain of Custody Sheets

b) Original Signed Laboratory Reports

c) TSD to Generator copies of wastes shipped and received tanks, product, hydroblast water (rinsate)

d) Attachment A summarizing laboratory results

I declare that to the best of my knowledge and belief the statements and information provided above are correct and true. I understand that information in addition to that provided above may be needed in order to obtain an approval from the Department of Environmental Health and that no work is to begin on this project until this plan is approved.

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

I understand that all work performed during this project will be done in compliance with all applicable OSHA (Occupational Saftey and Health Administration) requirements concerning personnel and safety.

* I will notify the Department of Environmental Health at least two (2) working days (48 hours) after approval of this closure plan in advance to schedule any required inspections. I understand that site and worker safety are solely the responsibility of the property owner or his agent and that this responsibility is not shared nor assumed by the County of Alameda.

Signature of Contractor

Name (please type) Gary Zaccor

Signature Gary Zaccor

Date 3/26/90

Signature of Site Owner or Operator

Name (please type) STAN KINSK

Signature Stan Kinsk

Date March 26, 90

City of Alameda California

Permit No: P90-5517
Status: APPROVED

04/09/90 08:49

Applied : 03/30/90
App/Issue : 04/09/90
Finalized :
To Expire : 08/07/90

JOB ADDRESS : 2900 MAIN ST

Valuation 14,000

PERMIT TYPE : PLUMBING PERMIT
Parcel number : 074 -0891-002-00
Owner : TODD SHIPYARDS CORPORATION
MICHAEL JOHNSON
P O BOX 7263
SAN FRANCISCO CA 94120

Group-Occ/Use :
Class code : 088

Applicant : ZACCOR COMPANIES
791 HAMILTON AVE
MENLO PARK, CA 94025
365-2181

Construction : OTH
Project Title : REMOVAL 4 STORAGE TANKS
Project Desc. : REMOVAL 4 STORAGE TANKS

Fee description	Units	Fee/Unit	Ext fee	Date
Storage Tanks.....>	4.00	20.00	80.00	
Fixture Fee			80.00	
Filing Fee			6.00	
S.M.I.P (R Calc.).....(Enter 'Y')>				
S.M.I.P Fee			.50	
Assembly Bill 941			5.00	
Improvement Tax.....(Enter 'Y')>			140.00	Y
Police & Fire Fee.....(Enter Fee)>	640.00		640.00	
Micro-fiche Fee.....>	15.00		15.00	

*** Fees Required *** *** Fees Collected & Credits ***

Receipt No.	Date	Payment
32124	04/09/90	886.50

Fees:	886.50	Total Credits:	.00
Adjustments:	.00	Total Payments:	886.50
Total Fees:	886.50	Balance Due:	.00

Public Works Department, Room 204
Central Permits Office

City Hall
Santa Clara Avenue at Oak Street · 94501
415.748 4530

TOTAL P.01

Alameda Gateway, Ltd.
Project 1332
Underground Storage Tank Removal

June 1990
Rev: D0
1332AP

APPENDIX B

LABORATORY ANALYTICAL RESULTS AND CHAIN-OF-CUSTODY RECORDS

MOBILE CHEM LABS INC.

1678 Reliez Valley Road
Lafayette, CA 94549 • (415) 945-1266

Mittelhauser Corporation
2401 Crow Canyon Rd. Suite 100
San Ramon, CA 94583
Attn : Timothy L. Carlson
Project Manager

Date Sampled:04-11-90
Date Received:04-11-90
Date Reported:04-11-90

Sample Number	Sample Description
V040032	Todd Shipyard 2900 Main St. Alameda, CA. Pro# P1332 AG-85-01 SOIL

ANALYSIS

	Detection Limit	Sample Results
	ppm	ppm
Total Petroleum Hydrocarbons as Gasoline	1.0	4.8
Benzene	0.1	<0.1
Toluene	0.1	<0.1
Xylenes	0.1	<0.1
Ethylbenzene	0.1	<0.1

Note: Analysis was performed using EPA methods 5030 and TPH LUFT with method 8020 used for BTX distinction.

MOBILE CHEM LABS

Joyce A V Dickman

for Ronald G. Evans
Lab Director

MOBILE CHEM LABS INC.

1678 Reliez Valley Road
Lafayette, CA 94549 • (415) 945-1266

Mittelhauser Corporation
2401 Crow Canyon Rd. Suite 100
San Ramon, CA 94583
Attn : Timothy L. Carlson
Project Manager

Date Sampled:04-11-90
Date Received:04-11-90
Date Reported:04-11-90

Sample Number	Sample Description
V040033	Todd Shipyard 2900 Main St. Alameda, CA. Pro# P1332 AG-85-02 SOIL

ANALYSIS

	Detection Limit	Sample Results
	ppm	ppm
Total Petroleum Hydrocarbons as Gasoline	1.0	1.1
Benzene	0.1	<0.1
Toluene	0.1	<0.1
Xylenes	0.1	<0.1
Ethylbenzene	0.1	<0.1

Note: Analysis was performed using EPA methods 5030 and TPH LUFT with method 8020 used for BTX distinction.

MOBILE CHEM LABS

Joyce A V Dishman

Ronald G. Evans
Lab Director

MOBILE CHEM LABS INC.

1678 Reliez Valley Road
Lafayette, CA 94549 • (415) 945-1266

Mittlehauser Corporation
2401 Crow Canyon Road
San Ramon, CA 94583
Attn: Timothy L. Carlson
Project Manager

Date Sampled:04-11-90
Date Received:04-11-90
Date Reported:04-13-90

Sample Number	Sample Description
V040029	Project # P1332 - Alameda AG-133-01 SOIL

ANALYSIS

	Detection Limit	Sample Results
	ppm	ppm
Total Petroleum Hydrocarbons as Gasoline	1.0	52
Benzene	0.1	0.3
Toluene	0.1	<0.1
Xylenes	0.1	0.7
Ethylbenzene	0.1	0.4

Note: Analysis was performed using EPA methods 5030 and TPH LUFT with method 8020 used for BTX distinction.

MOBILE CHEM LABS

Joyce A V Dishneau

Ronald G. Evans
Lab Director

MOBILE CHEM LABS INC.

1678 Reliez Valley Road
Lafayette, CA 94549 • (415) 945-1266

Mittlehauser Corporation
2401 Crow Canyon Road
San Ramon, CA 94583
Attn: Timothy L. Carlson
Project Manager

Date Sampled:04-11-90
Date Received:04-11-90
Date Reported:04-13-90

Sample Number	Sample Description
V040030	Project # P1332 - Alameda AG-137-01 SOIL

ANALYSIS

	Detection Limit	Sample Results
	ppm	ppm
Total Petroleum Hydrocarbons as Gasoline	1.0	<1.0
Benzene	0.1	<0.1
Toluene	0.1	<0.1
Xylenes	0.1	<0.1
Ethylbenzene	0.1	<0.1

Note: Analysis was performed using EPA methods 5030 and TPH LUFT with method 8020 used for BTX distinction.

MOBILE CHEM LABS

Joyce A V Dishman

for Ronald G. Evans
Lab Director

MOBILE CHEM LABS INC.

1678 Reliez Valley Road
Lafayette, CA 94549 • (415) 945-1266

Mittlehauser Corporation
2401 Crow Canyon Road
San Ramon, CA 94583
Attn: Timothy L. Carlson
Project Manager

Date Sampled: 04-11-90
Date Received: 04-11-90
Date Reported: 04-13-90

Sample Number	Sample Description
V040031	Project # P1332 - Alameda AG-137-02 SOIL

ANALYSIS

	Detection Limit	Sample Results
	ppm	ppm
Total Petroleum Hydrocarbons as Gasoline	1.0	850
Benzene	0.1	2.2
Toluene	0.1	4.3
Xylenes	0.1	29
Ethylbenzene	0.1	4.3

Note: Analysis was performed using EPA methods 5030 and TPH LUFT with method 8020 used for BTX distinction.

MOBILE CHEM LABS

Ronald G. Evans
Lab Director

MOBILE CHEM LABS INC.

1678 Reliez Valley Road
Lafayette, CA 94549 • (415) 945-1266

Mittlehauser Corporation
2401 Crow Canyon Road
San Ramon, CA 94583
Attn: Timothy L. Carlson
Project Manager

Date Sampled:04-11-90
Date Received:04-11-90
Date Reported:04-13-90

Sample Number	Sample Description
V040034	Project # P1332 - Alameda AG-137-03 SOIL

ANALYSIS

	Detection Limit	Sample Results
	ppm	ppm
Total Petroleum Hydrocarbons as Gasoline	1.0	2.8
Benzene	0.1	0.1
Toluene	0.1	<0.1
Xylenes	0.1	<0.1
Ethylbenzene	0.1	<0.1

QA/QC: *Blank Concentrate is none detected.
*Spike Recovery is 88.4%

Note: Analysis was performed using EPA methods 5030 and TPH LUFT with method 8020 used for BTX distinction.

MOBILE CHEM LABS

Ronald G. Evans
Lab Director

MOBILE CHEM LABS INC.

1678 Reliez Valley Road
Lafayette, CA 94549 • (415) 945-1266

Mittelhauser Corporation
2401 Crow Canyon Road
San Ramon, CA 94583
Attn: Timothy L. Carlson
Project Manager

Date Sampled:04-11-90
Date Received:04-11-90
Date Reported:04-11/13-90

Sample Number	Sample Description	Detection Limit	SOIL Total Petroleum Hydrocabons as Diesel
		ppm	ppm
	Proj. # P1332-Alemeda		
V040029	AG-133-01	5.0	1,100
V040030	AG-137-01	5.0	6.7
V040031	AG-137-02	5.0	38,000
V040034	AG-137-03	5.0	<5.0

Note: Analysis was performed using EPA methods 3550 and TPH LUFT

MOBILE CHEM LABS

Joyce A. Dishman for

Ronald G. Evans
Lab Director

MOBILE CHEM LABS INC.

1678 Reliez Valley Road
Lafayette, CA 94549 • (415) 945-1266

Mittlehauser Corporation
2401 Crow Canyon Road
San Ramon, CA 94583
Attn: Timothy L. Carlson
Project Manager

Date Sampled:04-11-90
Date Received:04-11-90
Date Reported:04-13-90

Sample Number	Sample Description
V040035	Project # P1332 - Alameda AG-85-03 WATER

ANALYSIS

	Detection Limit	Sample Results
	ppb	ppb
Total Petroleum Hydrocarbons as Gasoline	50	3,300
Benzene	0.5	37
Toluene	0.5	<0.5
Xylenes	0.5	300
Ethylbenzene	0.5	<0.5

Note: Analysis was performed using EPA methods 5030 and TPH LUFT with method 8020 used for BTX distinction.

MOBILE CHEM LABS

Joyce A. Dishman

for Ronald G. Evans
Lab Director

MITTELHAUSER corporation 2401 Crow Canyon Rd., Suite 100, San Ramon, CA 94583 (415) 743-0335

CHAIN OF CUSTODY RECORD

PAGE 1 OF 1

PROJECT NUMBER: P1332

PROJECT NAME: ALAMEDA GATEWAY EST REMOVAL

SAMPLED BY: (PRINTED AND SIGNATURE) TIMOTHY L. CARLSON Timothy L Carlson

SAMPLE NUMBER	DATE	TIME	TYPE	SAMPLE LOCATION	NUMBER OF CONTAINERS	ANALYSIS(ES): TPH G	BTXE	TEL	TPH D	PRESERVATIVE	REMARKS
AG-133-01	4/4/90	1055	SOIL	BLDG 133 FOTK.	4		X	X			BTXE 2WK T/A
AG-137-01	4/4/90	1200	SOIL	BLDG 137 FO TK, NWND	1		X	X			BTXE 2WK T/A
AG-137-02	4/4/90	1205	SOIL	" " " SEND	1		X	X			BTXE 2WK T/A
AG-85 01	"	115	SOIL	GAS SIDE OF BLDG 85 EXCAV.	1	X	X				
AG 85 02	"	215	SOIL	GAS SIDE (SOUTH END), BLDG 85	1	X	X				
AG-137-03	4/4/90	300	SOIL	137 TK, SOUTH END.	1		X	X			2 WK T/A
AG-85-03	4/4/90	1040	WATER	GASOLINE/DIESEL EXCAV.	1	X	X	X			2 WK T/A.

RELINQUISHED BY: (SIGNATURE) Timothy L Carlson	DATE 4/4/90	TIME 4:30	RECEIVED BY: (SIGNATURE)	TOTAL NO. OF SAMPLES (THIS SHIPMENT) 7	LABORATORY: MOBILE CHEM
RELINQUISHED BY: (SIGNATURE)	DATE	TIME	RECEIVED BY: (SIGNATURE)	TOTAL NO. OF CONTAINERS (THIS SHIPMENT) 7	LABORATORY CONTACT: JOY DISHNEAU-EVANS
RELINQUISHED BY: (SIGNATURE)	DATE	TIME	RECEIVED FOR LABORATORY BY: (SIGNATURE)	4/4/90	LABORATORY PHONE NUMBER: (415) 945-1266
					SAMPLE ANALYSIS REQUEST SHEET ATTACHED: ( )YES (X)NO

DISTRIBUTION: WHITE, MITTELHAUSER CORPORATION
GOLD, LABORATORY
PINK, CLIENT
GREEN, PROJECT FILE

REMARKS: RUSH TPH D, 2 WK T/A ON BTXE ~~ETC~~

Alameda Gateway, Ltd.
Project 1332
Underground Storage Tank Removal

June 1990
Rev: D0
1332AP

APPENDIX C

UNAUTHORIZED RELEASE FORM

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

EMERGENCY ☐ YES ☒ NO

HAS STATE OFFICE OF EMERGENCY SERVICES REPORT BEEN FILED? ☐ YES ☒ NO

FOR LOCAL AGENCY USE ONLY
I HEREBY CERTIFY THAT I AM A DESIGNATED GOVERNMENT EMPLOYEE AND THAT I HAVE REPORTED THIS INFORMATION TO LOCAL OFFICIALS PURSUANT TO SECTION 25180.7 OF THE HEALTH AND SAFTY CODE.
SIGNED _____ DATE _____

REPORT DATE: 05/29/90 CASE #:

REPORTED BY
NAME OF INDIVIDUAL FILING REPORT: Timothy L. Carlson
PHONE: (415) [illegible]
SIGNATURE:
REPRESENTING ☒ OWNER/OPERATOR ☐ REGIONAL BOARD ☐ LOCAL AGENCY ☐ OTHER
COMPANY OR AGENCY NAME: Mittelhauser Corporation
ADDRESS: 2401 Crow Canyon Road Suite 100 (STREET) San Ramon (CITY) CA (STATE) 94583 (ZIP)

RESPONSIBLE PARTY
NAME: Alameda Gateway, LTD ☐ UNKNOWN
CONTACT PERSON: Stan Kinsk
PHONE: (415) 521-2727
ADDRESS: 2900 Main Street (STREET) Alameda (CITY) CA (STATE) 94501 (ZIP)

SITE LOCATION
FACILITY NAME (IF APPLICABLE): Alameda Gateway, LTD
OPERATOR: Stan Kinsk
PHONE: (415) 521-2727
ADDRESS: 2900 Main Street (STREET) Alameda (CITY) CA (COUNTY) 94501 (ZIP)
CROSS STREET:

IMPLEMENTING AGENCIES
LOCAL AGENCY / AGENCY NAME: Alameda County Health Agency
CONTACT PERSON: Katherine Chesick
PHONE: (415) 271-4320
REGIONAL BOARD: San Francisco Bay Regional WQCB
CONTACT PERSON: Lester Feldman
PHONE: (415) 464-1255

SUBSTANCES INVOLVED
(1) NAME: Diesel — QUANTITY LOST (GALLONS): ☐ UNKNOWN
(2) Fuel Oil — ☒ UNKNOWN

DISCOVERY/ABATEMENT
DATE DISCOVERED: 04/10/90
HOW DISCOVERED: ☐ TANK TEST ☒ TANK REMOVAL ☐ INVENTORY CONTROL ☐ SUBSURFACE MONITORING ☐ NUISANCE CONDITIONS ☐ OTHER
DATE DISCHARGE BEGAN: ☒ UNKNOWN
HAS DISCHARGE BEEN STOPPED? ☒ YES ☐ NO IF YES, DATE 04/10/90
METHOD USED TO STOP DISCHARGE (CHECK ALL THAT APPLY): ☒ REMOVE CONTENTS ☐ REPLACE TANK ☐ CLOSE TANK ☐ REPAIR TANK ☐ REPAIR PIPING ☐ CHANGE PROCEDURE ☒ OTHER Removed Tanks

SOURCE/CAUSE
SOURCE OF DISCHARGE: ☒ TANK LEAK ☐ UNKNOWN ☐ PIPING LEAK ☐ OTHER
CAUSE(S): ☐ OVERFILL ☐ RUPTURE/FAILURE ☐ SPILL ☒ CORROSION ☐ UNKNOWN ☐ OTHER

CASE TYPE
CHECK ONE ONLY: ☐ UNDETERMINED ☒ SOIL ONLY ☐ GROUNDWATER ☐ DRINKING WATER - (CHECK ONLY IF WATER WELLS HAVE ACTUALLY BEEN AFFECTED)

CURRENT STATUS
CHECK ONE ONLY: ☒ NO ACTION TAKEN ☐ LEAK BEING CONFIRMED ☐ REMEDIATION PLAN ☐ PRELIMINARY SITE ASSESSMENT WORKPLAN SUBMITTED ☐ PRELIMINARY SITE ASSESSMENT UNDERWAY ☐ CASE CLOSED (CLEANUP COMPLETED OR UNNECESSARY) ☐ POLLUTION CHARACTERIZATION ☐ POST CLEANUP MONITORING IN PROGRESS ☐ CLEANUP UNDERWAY

REMEDIAL ACTION
CHECK APPROPRIATE ACTION(S) (SEE BACK FOR DETAILS): ☐ CAP SITE (CD) ☐ CONTAINMENT BARRIER (CB) ☐ VACUUM EXTRACT (VE) ☐ EXCAVATE & DISPOSE (ED) ☐ EXCAVATE & TREAT (ET) ☐ NO ACTION REQUIRED (NA) ☐ OTHER (OT) ☐ REMOVE FREE PRODUCT (FP) ☐ PUMP & TREAT GROUNDWATER (GT) ☐ TREATMENT AT HOOKUP (HU) ☐ ENHANCED BIO DEGRADATION (IT) ☐ REPLACE SUPPLY (RS) ☐ VENT SOIL (VS)

COMMENTS
The highest concentration found was 38,000 PPM TPH-D from a side wall sample collected at the end of a fuel oil tank. As visual observation did not support this reading a second sample was collected 2 feet out from the first. This sample showed less than 5.0 PPM TPH-D

HSC 05 (11/89)