

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, Assistant Agency Director

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

**REMEDIAL ACTION COMPLETION CERTIFICATION**

StID 4896 - 801 Buena Vista, Alameda 94501

February 16, 1995

Mr. Bob Lewis  
MH & VG Price Trust  
499 Seaport Ct, #302  
Redwood City, CA 94063

Dear Mr. Lewis:

This letter confirms the completion of site investigation and remedial action for the former underground storage tank (280 gallon gasoline/waste oil tank) removed from the above site on July 8, 1994.

Based upon the available information and with the provision that the information provided to this agency was accurate and representative of site conditions, no further action related to the underground tank release is required.

This notice is issued pursuant to a regulation contained in Title 23, Division 3, Chapter 16, Section 2721(e) of the California Code of Regulations. Please contact Ms. Eva Chu at (510) 567-6700 if you have any questions regarding this matter.

Very truly yours,

Rafat A. Shahid, Director

cc: Edgar B. Howell, Chief, Hazardous Materials Division  
Kevin Graves, RWQCB  
Mike Harper, SWRCB (with attachment)  
files (801buena.3)

FEB 0 2 1995 KG

CASE CLOSURE SUMMARY  
Leaking Underground Fuel Storage Tank Program  
QUALITY CONTROL BOARD

I. AGENCY INFORMATION

Date: October 27, 1994

Agency name: Alameda County-HazMat Address: 1131 Harbor Bay Pkwy  
City/State/Zip: Alameda, CA 94502 Phone: (510) 567-6700  
Responsible staff person: Eva Chu Title: Hazardous Materials Spec.

II. CASE INFORMATION

Site facility name: (Residential)  
Site facility address: 801 Buena Vista, Alameda 94501  
RB LUSTIS Case No: N/A Local Case No./LOP Case No.: 4896  
URF filing date: 7/18/94 SWEEPS No: N/A

Responsible Parties: Addresses: Phone Numbers:  
MH & VG Price Trust 499 Seaport Ct, #302  
Attn. Bob Lewis Redwood City, CA 94063

<u>Tank No:</u>	<u>Size in gal.:</u>	<u>Contents:</u>	<u>Closed in-place or removed?:</u>	<u>Date:</u>
1	280	Gasoline/Waste Oil	Removed	7/8/94

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and type of release: Possibly overfilling UST  
Site characterization complete? YES  
Date approved by oversight agency: 10/7/94  
Monitoring Wells installed? No Number:  
Proper screened interval? NA  
Highest GW depth below ground surface: Lowest depth:  
Flow direction: NA  
Most sensitive current use: Oakland Estuary  
Are drinking water wells affected? No Aquifer name:  
Is surface water affected? No Nearest affected SW name:  
Off-site beneficial use impacts (addresses/locations): NA

Report(s) on file? YES Where is report(s) filed? Alameda County  
1131 Harbor Bay Pkwy  
Alameda, CA 94502

Treatment and Disposal of Affected Material:

<u>Material</u>	<u>Amount (include units)</u>	<u>Action (Treatment or Disposal w/destination)</u>	<u>Date</u>
Tank	1 UST	Disposed by Erickson	7/19/94
Piping			
Free Product	80 gal. rinsate	Enviropur West, Patterson	7/22/94
Soil	95 tons	Remco, Richmond	7/26/94
Groundwater			
Barrels			

Maximum Documented Contaminant Concentrations - - Before and After Cleanup

Contaminant	Soil (ppm)		Water (ppb)	
	Before	After	Before	After
TPH (Gas)	1,400	ND	180	
TPH (Diesel)	ND	NA	NA	
Benzene	ND	ND	0.7	
Toluene	ND	ND	3.3	
Ethylbenzene	4.7	ND	1.3	
Xylenes	13.0	ND	2.8	
Oil & Grease	85	NA		
Heavy metals (Cr Cd Pb Ni Zn)	Background levels			
Other Semi-Volatile Cpds	ND	NA		
Cl-HCs	ND	NA		

Comments (Depth of Remediation, etc.):

Initial soil sample collected beneath UST at 9' depth exhibited 1,400 ppm TPH-G and 4.7 and 13 ppm ethylbenzene and xylenes respectively. Another soil sample collected at 12.5' depth detected only xylenes at .0064 ppm.

IV. CLOSURE

Does completed corrective action protect existing beneficial uses per the Regional Board Basin Plan? **YES**  
 Does completed corrective action protect potential beneficial uses per the Regional Board Basin Plan? **YES**  
 Does corrective action protect public health for current land use? **YES**  
 Site management requirements: **None**

Should corrective action be reviewed if land use changes? **No**  
 Monitoring wells Decommissioned: **NA**  
 Number Decommissioned: **NA** Number Retained: **NA**  
 List enforcement actions taken: **None**

List enforcement actions rescinded: **None**

V. LOCAL AGENCY REPRESENTATIVE DATA

Name: Eva Chu Title: Haz Mat Specialist

Signature: *Eva Chu* Date: 12/15/94

Reviewed by

Name: Barney Chan Title: Haz Mat Specialist

Signature: *B Chan* Date: 11/2/94

Name: Madhulla Logan Title: Haz Mat Specialist

Signature: *Madhulla Logan* Date: 12/15/94

VI. RWQCB NOTIFICATION

Date Submitted to RB: 12/16/94

RB Response: *Approved*

RWQCB Staff Name: Kevin Graves

Title: AWRCE

Signature: *Kevin Graves*

Date: 2/2/95

VII. ADDITIONAL COMMENTS, DATA, ETC.

A 280 gallon waste oil/gasoline UST was removed in July 8, 1994. A soil sample collected at 9' depth exhibited up to 1,400 ppm TPH-G, 85 ppm TOG, 4.7 and 13 ppm ethylbenzene and xylenes, respectively. Another soil sample collected at 12.5' depth did not detect any target compounds sought except for .0064 ppm xylenes. Groundwater was noted in the pit, but insufficient quantity to collect a grab sample.

Additional investigation/overexcavation in July 28, 1994 included the collection of soil samples from the sidewalls at 9' and 12.5' bgs. A groundwater grab sample was collected at approximately 13' bgs. Laboratory analytical results for the 8 soil samples collected were non-detect for TPH-G and BTEX. The groundwater grab sample detected 180 ppb TPH-G, .7, 3.3, 1.3, and 2.8 ppb BTEX, respectively.

Fuel release into soil from the former UST was limited in extent. With source removal (UST and contaminated soil), it does not appear the fuel release has or would significantly impact groundwater quality beneath the site. Groundwater monitoring wells are not required.

**CASE CLOSURE SUMMARY**  
**Leaking Underground Fuel Storage Tank Program**

**I. AGENCY INFORMATION**

Date:

Agency name: **Alameda County-HazMat** Address: **80 Swan Wy., Rm 200**  
City/State/Zip: **Oakland** Phone: **(510) 271-4320**  
Responsible staff person: **Eva Chu** Title: **Hazardous Materials Spec.**

**II. CASE INFORMATION**

Site facility name: *(Residential)*  
Site facility address: *801 Buena Vista*  
RB LUSTIS Case No: *N/A* Local Case No./LOP Case No.: *4896*  
URF filing date: *7/18/94* SWEEPS No: *N/A*

**Responsible Parties:                      Addresses:                      Phone Numbers:**

*MH + VG Price Trust*                      *499 Seaport Ct #302*  
*Attn Bob Lewis*                      *Redwood city 94063*

<u>Tank No:</u>	<u>Size in gal.:</u>	<u>Contents:</u>	<u>Closed in-place or removed?:</u>	<u>Date:</u>
<i>1</i>	<i>280</i>	<i>Gasoline/Waste Oil</i>	<i>Removed</i>	<i>7/8/94</i>

**III. RELEASE AND SITE CHARACTERIZATION INFORMATION**

Cause and type of release:  
Site characterization complete? YES NO  
Date approved by oversight agency:  
Monitoring Wells installed? YES NO Number:  
Proper screened interval? YES NO  
Highest GW depth below ground surface: Lowest depth:  
Flow direction:  
Most sensitive current use:  
Are drinking water wells affected? YES NO Aquifer name:  
Is surface water affected? YES NO Nearest affected SW name:  
Off-site beneficial use impacts (addresses/locations):

Report(s) on file? **YES** Where is report(s) filed? **Alameda County**  
**80 Swan Wy., Rm 200**  
**Oakland CA 94621**

**Treatment and Disposal of Affected Material:**

<u>Material</u>	<u>Amount</u> (include units)	<u>Action (Treatment</u> <u>of Disposal w/destination)</u>	<u>Date</u>
Tank			
Piping			
Free Product	80 gal unseal	Takato Enviro-pur West, Patkian	7/22/94
Soil	95 Tons	Remco, Richmond	7/26/94
Groundwater			
Barrels			

**Maximum Documented Contaminant Concentrations - - Before and After Cleanup**

<u>Contaminant</u>	<u>Soil (ppm)</u>		<u>Water (ppb)</u>	
	<u>Before</u>	<u>After</u>	<u>Before</u>	<u>After</u>
TPH (Gas)	1,400	ND	180	
TPH (Diesel)	ND	NA	NA	
Benzene	ND	ND	0.7	
Toluene	ND		3.3	
Ethylbenzene	4.7	↓	1.3	
Xylene	13.0	↓	2.8	
Oil & Grease	85	NA		
Heavy metals	Bkgd levels			
Other	ND	NA		
<i>Semi-volatiles</i>				
<i>etc</i>	ND	NA		

**Comments (Depth of Remediation, etc.):**

Initial soil collected beneath tank at 9' depth exhibited 1,400 ppm TPH-G, 4.7 and 13.0 ppm Ethylbenzene + xylenes, respectively. The pit was. Another sample collected at 12.5' depth detected only Xylenes at .0004 ppm.

**IV. CLOSURE**

Does completed corrective action protect existing beneficial uses per the Regional Board Basin Plan? YES NO  
 Does completed corrective action protect potential beneficial uses per the Regional Board Basin Plan? YES NO  
 Does corrective action protect public health for current land use? YES NO  
 Site management requirements:

Should corrective action be reviewed if land use changes? YES NO  
 Monitoring wells Decommissioned: YES NO  
 Number Decommissioned: Number Retained:  
 List enforcement actions taken:

List enforcement actions rescinded:

**SITE SAFETY PLAN  
FOR  
UNDERGROUND STORAGE TANK REMOVAL/CLOSURE**

**JOBSITE ADDRESS:**

**801 BUENA VISTA AVENUE  
ALAMEDA, CALIFORNIA**

**SEMCO**

**1741 LESLIE STREET  
SAN MATEO, CALIFORNIA 94402**

**1217 S. 7TH STREET  
MODESTO, CALIFORNIA 95351**

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## INTRODUCTION

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

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

## SCOPE OF WORK

### 1.0 Scope of Work:

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

The tanks will be inerted with a minimum of 20 lbs of dry ice per 1,000 gallons of tank capacity. More ice will be added if necessary to displace the oxygen in the tank to a concentration level below the OSHA approved lower explosive limit. This will be achieved by using a Gastech 1314. When this level is obtained, the tank will be removed, and samples will be collected per the approved work plan.

### 1.1 Responsibilities of Other Agencies if Present:

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

## HAZARDS, SPECIAL PRECAUTIONS

## 2.0 Hazards, Special Precautions:

## 2.1 Special Precautions:

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

## 2.1.1 Toxicity Considerations, Petroleum Substances:

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

## 2.1.2 Flammability and Combustibility Consideration:

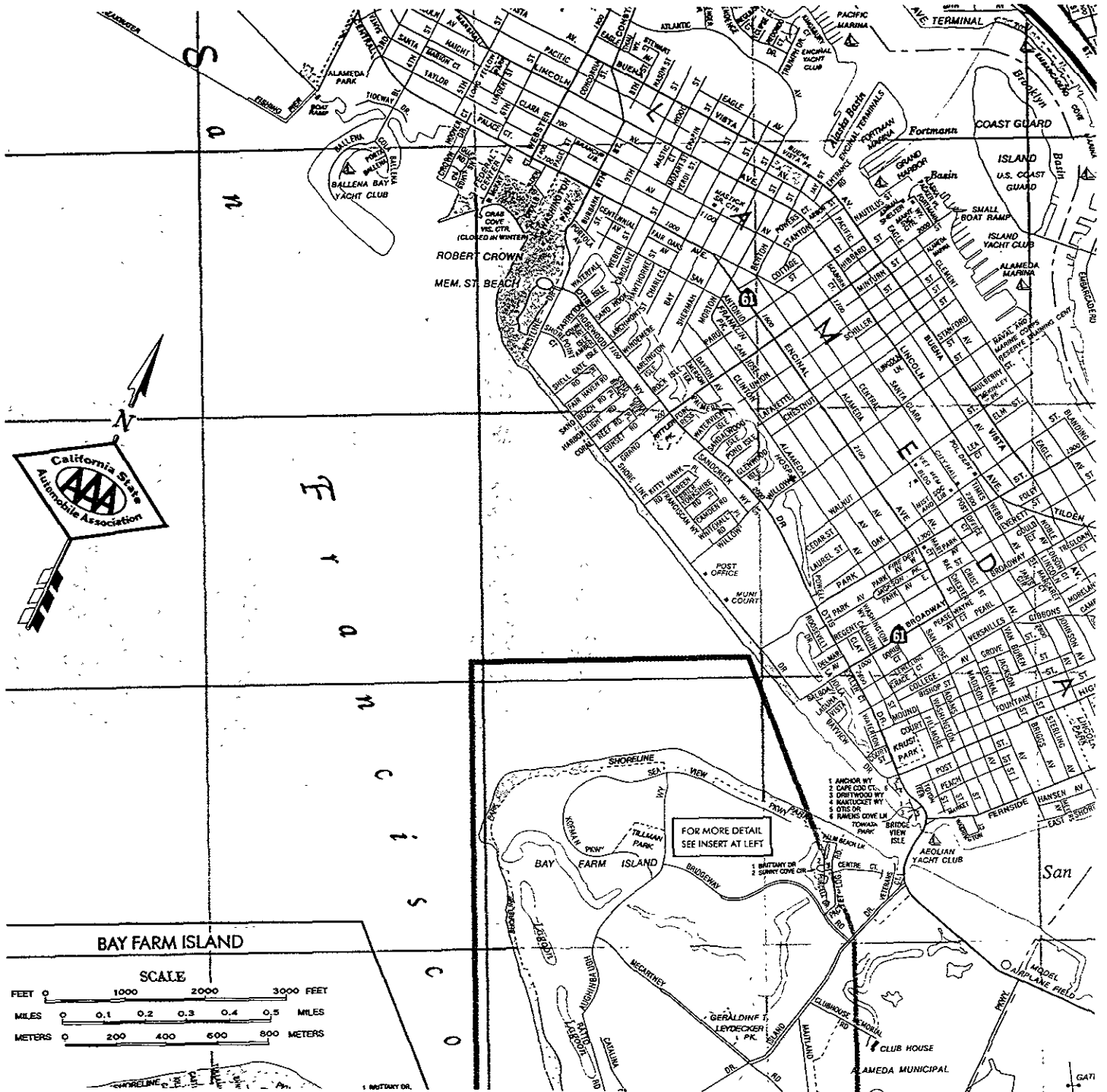
Flammable and combustible vapors are likely to be present in the work area. Precautions will be taken to eliminate all potential sources of ignition to prevent the discharge of static electricity during venting, and to prevent the accumulation of vapors.

## 2.1.3 Physical Considerations:

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

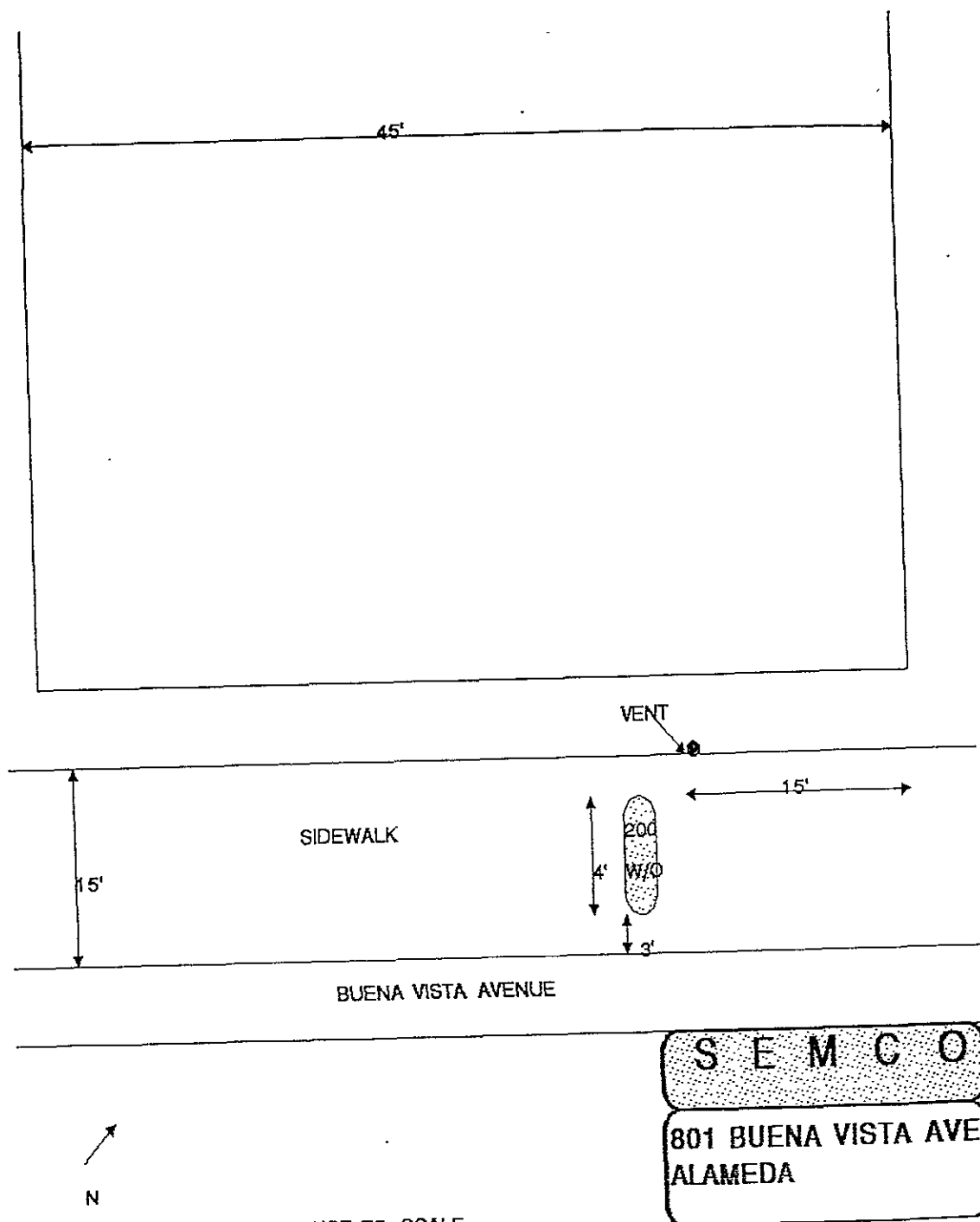
JOBSITE VICINITY MAP

3.0 Jobsite Vicinity Map



SITE MAP

4.0 Site Map



## PERSONNEL

5.0 Personnel  
SEMCO Employees

## 5.1 Project Manager

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

## 5.2 Site Safety Officer

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

## 5.3 On-Site Personnel

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

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

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

## EMERGENCY SERVICES

## 6.0 Emergency Services

## 6.1 Persons to contact in case of emergency:

## a. PROJECT MANAGER

Name: Chuck Kiper  
Phone: (415) 572-8033  
(415) 860-8221 Mobile  
(415) 377-8660 Pager

## b. CLIENT CONTACT

Name: Bob Lewis  
Phone: (415) 364-2400

## c. SITE CONTACT

Name: Chuck Kiper  
Phone: (415) 572-8033

## d. SITE SAFETY OFFICER

Name: Chuck Kiper or \_\_\_\_\_  
Phone: (415) 572-8033

## e. HEALTH &amp; SAFETY COORDINATOR

Name: Milt Tiffin  
Phone: (209) 524-9653

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

## 6.3 Emergency Routes

See Hospital Route Map, Page 10

## 6.4 Ambulance Service:

DISPATCH SERVICE 911

## 6.5 Fire Prevention:

Alameda Fire Department Phone: (510) 748-4601

## 6.6 Fire Department:

DIAL 911

## 6.7 A First Aid Kit will be on site.

## 6.8 Barricades:

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

## 6.9 Fire Extinguishers will be present on site.





CONTINGENCY PLAN

8.0 Contingency Plan:

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

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

## SAFETY EQUIPMENT

### 9.0 Safety Equipment

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

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

## SAFETY TRAINING

### 10.0 Safety Training

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

## MEDICAL MONITORING

### 11.0 Medical Monitoring

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

12.0 Signatures & Acknowledgments:

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

\_\_\_\_\_  
Signature Date

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Signature Date

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