



Technology, Engineering & Construction, Inc.

35 South Linden Ave. • So. San Francisco, CA 94080-6407 • Contractor's Lic. #762034
Tel: (650) 952-5551 • Fax: (650) 952-7631 • www.tecaccutite.com

October 14, 2003

~~Mr. Lawrence Seto~~

Alameda County Health Care Services Agency
Department of Environmental Health
1131 Harbor Way Parkway, 2nd Floor
Alameda, CA 94502

Alameda County
OCT 20 2003
Environmental Health

SUBJECT: UNDERGROUND STORAGE TANK REMOVAL AND WORKPLAN

**SITE: 1043 WEST MACARTHUR BOULEVARD
EMERYVILLE, CALIFORNIA**

Dear Mr. Seto:

On behalf of Scott Land Company, TEC Accutite is pleased to submit this Underground Storage Tank Removal and Workplan for the above referenced site.

Thank you for your cooperation and assistance on this project. If you have any questions, please contact the undersigned at (650) 952-5551, Ext. 217.

Sincerely,
TEC Accutite

Thomas D. Culig
Project Geologist

cc: Mr. Ralph Scott, 2511 Truman Avenue, Oakland, CA 94605

Alameda County
OCT 20 2003
Environmental Health

**UNDERGROUND STORAGE TANK REMOVAL AND WORKPLAN
SEPTEMBER, 2003**

**1043 WEST MACARTHUR BOULEVARD
EMERYVILLE, CALIFORNIA**

PREPARED FOR:

**SCOTT LAND COMPANY
AND
ALAMEDA COUNTY HEALTH CARE SERVICES AGENCY**

OCTOBER 14, 2003



TABLE OF CONTENTS

	<u>PAGE</u>
1.0 <u>INTRODUCTION</u>	1
2.0 <u>SITE DESCRIPTION</u>	1
3.0 <u>SCOPE OF WORK</u>	1
4.0 <u>RESULTS</u>	2
5.0 <u>CONCLUSIONS</u>	2
6.0 <u>WORKPLAN</u>	2
7.0 <u>LIMITATIONS</u>	3

TABLES

1. SUMMARY OF SOIL ANALYTICAL RESULTS

FIGURES

1. SITE MAP
2. PROPOSED SOIL BORING LOCATIONS

ATTACHMENTS

- A PERMITS
- B WASTE MANIFEST
- C LABORATORY ANALYTICAL REPORT



1.0 INTRODUCTION

On behalf of Scott Land Company, TEC Accutite removed one 700-gallon (gal) single-walled steel gasoline Underground Storage Tank (UST) and one hydraulic hoist from the property located at 1043 West MacArthur Boulevard in Emeryville, California. After the UST removal, confirmation soil samples were collected (Figure 1). Presented below is the scope of work and results of excavation confirmation sampling.

2.0 SITE DESCRIPTION

The site is a vacant commercial lot located on West MacArthur Boulevard in Emeryville, California. The site used to operate as a key shop. Former facilities included a 700-gal gasoline UST and hydraulic hoist. The San Francisco Bay is approximately 1 mile west of the site. The California Regional Water Quality Control Board – San Francisco Bay Region has designated groundwater beneath the site as a non-potable water resource.

3.0 SCOPE OF WORK

On September 24, 2003, TEC Accutite removed one 700-gallon single-walled steel gasoline UST and hoist from the subject site. The UST was located beneath the sidewalk in front of the subject site. The hoist was located inside the building. Prior to the excavation, TEC Accutite obtained permits from the Emeryville Fire Department and City of Emeryville Department of Public Works. Copies of the permits are provided in Attachment A.

Project Personnel: TEC Accutite Machine Operator Willie Green
TEC Accutite Project Geologist Thomas Culig

Excavation Location: Sidewalk on West MacArthur Boulevard, in front of the subject site. Lateral extent of the excavation was approximately 11 x 8 feet.

Tank Removal: The UST was empty upon excavation. TEC Accutite excavated the UST and rendered it inert with CO₂ dry ice. The Lower Explosion Limit (LEL) and oxygen content were measured by a Gas-Tech meter. Mr. Lawrence Seto from the Alameda County Health Care Services Agency (ACHCSA) and Mr. George Warren of the Emeryville Fire Department witnessed the UST removal.

Hoist Removal: The hoist contained approximately 20-gal of hydraulic oil. TEC Accutite emptied the hoist and excavated it. The hoist was transported to Colma Dump in Colma, California for disposal.

Sediment Lithology: Sediment beneath the site consisted of sandy silt with gravel and man-made fill (brick, glass) to 7 feet below grade, overlying light olive gray silty clay.

Observations: Several small holes were observed on the top and bottom of the west end of the tank shell, and one larger hole (3-inches in diameter) at the bottom of the west end of the tank shell. No staining was observed in soil beneath the tank.

Depth to Water: Groundwater was not encountered.

Excavation Dimensions: 10 ft x 6 ft x 7 ft deep

UST Disposal: The UST was transported by Asbury Environmental Services to Ecology Control Industries, Inc. facility in Richmond, California for disposal. The UST



was accompanied by Hazardous Waste Manifest No. 22490763. A copy of the Waste Manifest is included in Attachment B.

Sample Technique: One soil sample was collected at the bottom of each end of the excavation pit. Soil samples TP-8W and TP-8E were collected from native soil 8 fbg at the bottom of the west and east end of the excavation, respectively. One soil sample was collected 1 fbg from beneath the former product line (PL-1). One four-point composite sample was collected from the excavated soil (SP 1-4). All soil samples were collected by driving clean brass tubes into the soil. Samples were completely filled with soil to avoid headspace and loss of volatiles, then covered with Teflon liners and capped. All samples were labeled, placed on blue ice in an ice chest, and delivered to North State Environmental Laboratory (a California State Certified Laboratory) under a Chain-of-Custody.

Laboratory Analysis: Selected soil samples were analyzed for total petroleum hydrocarbons as gasoline (TPHg) by EPA Method 8015, BTEX and methyl-tert-butyl ether (MTBE) by EPA Method 8020. The composite soil sample was additionally analyzed for total lead by EPA Method 6010. The laboratory analytical report is presented in Attachment C.

Excavation Status: Following the tank removal, the excavation was backfilled with the excavated soil and approximately 10 tons of imported fill sand to compensate for the volume of the removed tank.

4.0 RESULTS

Hydrocarbons in Soil

The only petroleum hydrocarbons detected were toluene at 0.006 parts per million (ppm) and xylenes at 0.014 ppm, in soil 8 fbg from the west end of the excavation (TP-8W). Petroleum hydrocarbons were not detected above laboratory reporting limits in the soil samples TP-8E, PL-1, or the excavated soil (SP 1-4).

5.0 CONCLUSIONS

- Minor concentrations of toluene (0.006 ppm) and xylenes (0.014 ppm) were detected in soil from the west end of the excavation.
- The low concentrations of petroleum hydrocarbons detected in soil under the gasoline UST indicate that the holes observed in the tank shell were likely caused by corrosion, after the UST was emptied and decommissioned.

6.0 WORKPLAN

- A 2-3 inch hole was observed at the bottom of the tank shell. In response to the ACHCSA letter dated October 1, 2003, and in a phone conversation with Ms. Donna Dragos on October 6, 2003, TEC Accutite recommends advancing two direct-push (Geoprobe) borings (GP-1 and GP-2) in the vicinity of the former UST (Figure 2). GP-1 will be advanced in the former UST pit and GP-2 will be advanced approximately 10-ft west of the former UST pit in the projected downgradient direction. The borings will be advanced to a sufficient depth to assess any hydrocarbon impact to soil and the collection of water samples (approximately 15 fbg).



Approximately one soil sample will be collected from each boring for laboratory analysis. Additional samples will be collected if contamination (stained soil and odor of petroleum hydrocarbons or solvents) at different depths is suspected. Grab groundwater samples will be collected from both borings, if groundwater is encountered. All soil and groundwater samples will be analyzed for TPHg by EPA Method 8015 and BTEX and MTBE by EPA Method 8020. Positive detections of MTBE will be confirmed by EPA Method 8260.

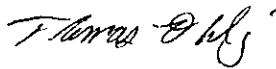
TEC Accutite will begin permitting for the drilling of soil borings after receiving written approval of the proposed work from the ACHCSA. Upon receiving the permit, TEC Accutite will implement the proposed work within 60 days and prepare a subsurface investigation report documenting the activities within 60 days.

7.0 LIMITATIONS

Our services consist of professional opinions, conclusions and recommendations made today in accordance with generally accepted engineering principles and practices. This warranty is in lieu of all other warranties either expressed or implied. TEC Accutite's liability is limited to the dollar amount of the work performed.

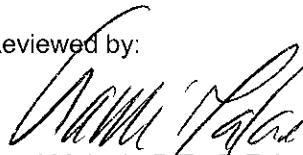
Thank you for the opportunity to provide you with our services. If you have any questions, please contact Thomas Culig at (650) 952-5551, Ext. 217.

Sincerely,
TEC Accutite



Thomas D. Culig
Project Geologist

Reviewed by:



Sami Malaeb, P.E., R.E.A.
Environmental Director



cc. Mr. Ralph Scott, 2511 Truman Avenue, Oakland, CA 94605



TABLE



Table 1: Summary of Soil Analytical Data - 1043 West MacArthur Boulevard, Emeryville, CA

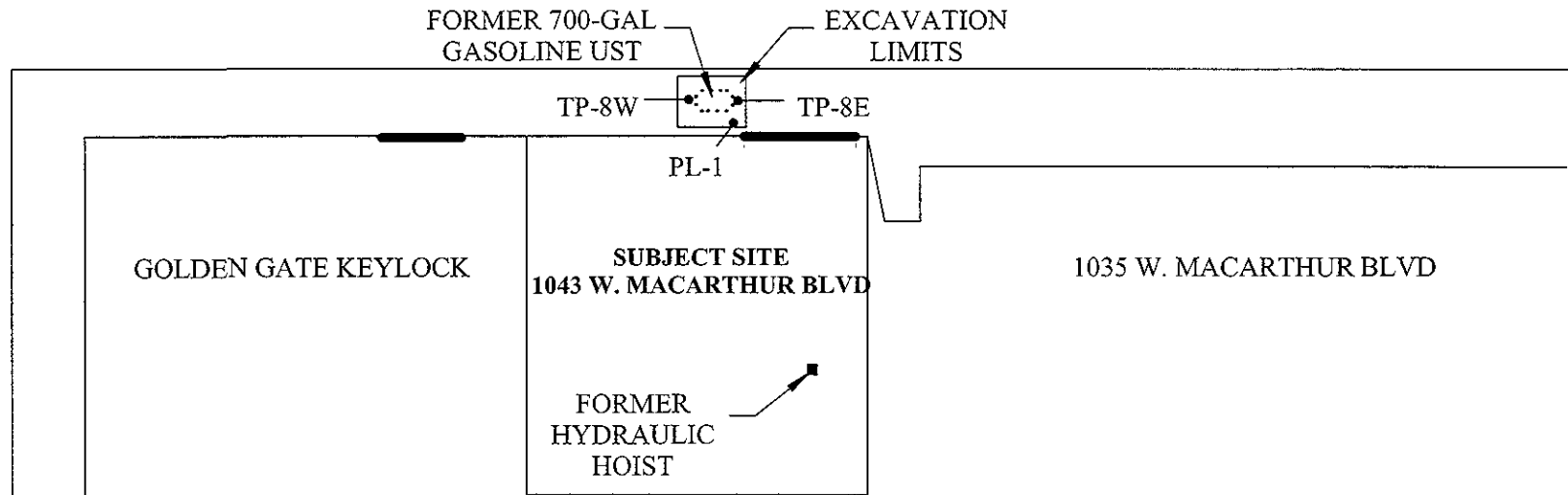
SAMPLE ID	DATE	DEPTH (fbg)	TPHg	B	Concentrations in parts per million (ppm)				MTBE	Lead
					T	E	X			
TP-8W	9/24/2003	8	<0.5	<0.005	0.006	<0.005	0.014	<0.005	---	
TP-8E	9/24/2003	8	<0.5	<0.005	<0.005	<0.005	<0.01	<0.005	---	
PL-1	9/24/2003	1	<0.5	<0.005	<0.005	<0.005	<0.01	<0.005	---	
SP(1-4)	9/24/2003	NA	<0.5	<0.005	<0.005	<0.005	<0.01	<0.005	40.2	

TPHg = Total petroleum hydrocarbons as gasoline by EPA Method 8015
 BTEX = Benzene, Toluene, Ethylbenzene, Xylenes by EPA Method 8020
 MTBE = Methyl-tert-butyl ether by EPA Method 8020
 Lead = Total lead by EPA Method 6010
 <X = Concentration less than laboratory reporting limits
 fbg = Feet below grade
 --- = Not analyzed
 NA = Not applicable

FIGURES



WEST MACARTHUR BOULEVARD



LEGEND: • = Soil Sample - UST removal (September 25, 2003)

UST = Underground Storage Tank

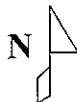
TITLE:

SITE MAP

FIGURE 1

SCALE:

ONE INCH = 30 FEET



**TEC ACCUTITE
35 SOUTH LINDEN AVENUE
SOUTH SAN FRANCISCO, CA 94080**

SITE:

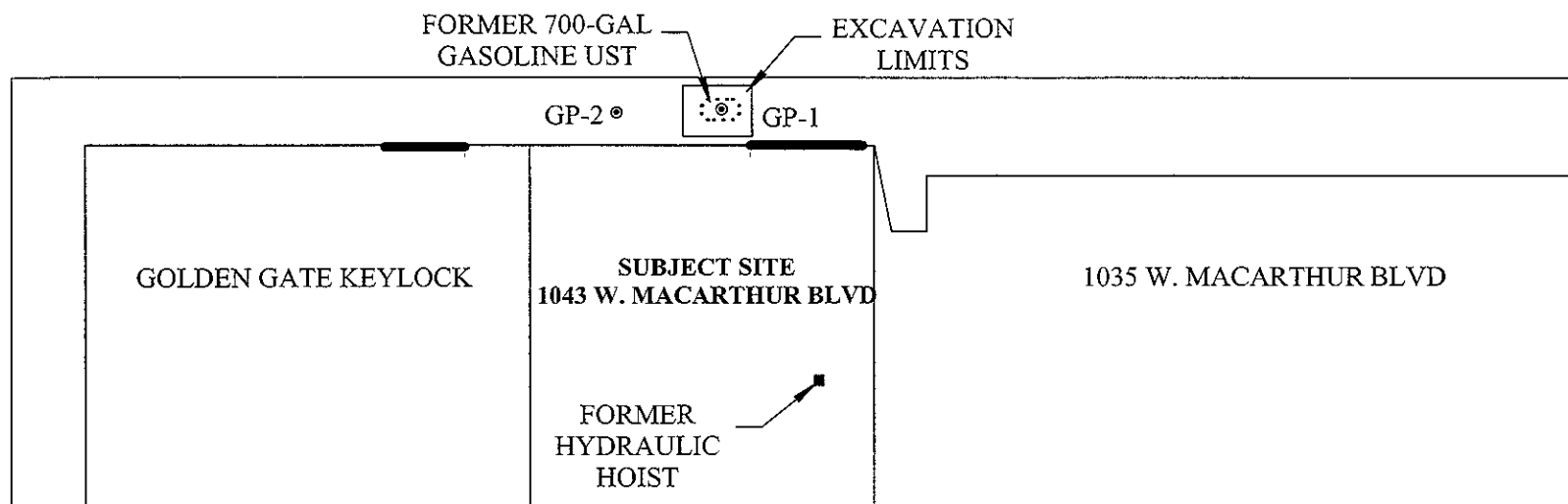
1043 WEST MACARTHUR BOULEVARD
EMERYVILLE, CALIFORNIA

sitemap

DATE:
9/25/03

DRAWN BY:
TC

WEST MACARTHUR BOULEVARD



LEGEND: ⊙ = Proposed Soil Boring Locations

UST = Underground Storage Tank

TITLE:

PROPOSED SOIL BORING
LOCATIONS

FIGURE 2

SCALE:

ONE INCH = 30 FEET



TEC ACCUTITE
35 SOUTH LINDEN AVENUE
SOUTH SAN FRANCISCO, CA 94080

SITE:

1043 WEST MACARTHUR BOULEVARD
EMERYVILLE, CALIFORNIA

DATE:

9/25/03

DRAWN BY:

TC

sitemap

ATTACHMENT A
PERMITS



Emeryville Fire Department
 Fire Prevention Bureau
 2333 Powell Street
 Emeryville, CA 94608
 (510) 596-3759

Fire Department Use Only

FPB-1043W.Mac-903
 (Permit Number)

APPLICATION & PERMIT

This Application is your Permit when properly completed, signed, validated and associated fees have been paid.

Application Received:

Date: 9/3/03 By: GW

Permit Issued: Yes No

Date: 9/10/03 By: GW

Address: 1043 W. MacArthur Blvd.
 Business Name: TFC Accutite
 Responsible Party: Willie Green
 Telephone Number: (510) 952-5557

Permit Type:

Assembly
 Hazardous Materials
 Other
 Annual Fee: \$125.00
 (Check payable to City of Emeryville)

Description of Operation:
Removal of one (1) UGST

I certify that I have read this Application and state that the information given is true and correct. I agree to comply with all local ordinances and State laws that are related to this Permit. I hereby authorize representatives of the City of Emeryville to enter the above property to verify compliance with the conditions of the Permit at any reasonable time.

THIS PERMIT MUST BE AVAILABLE FOR INSPECTION AT ALL TIMES.

Signature: _____
 Print Name: _____
 Date: _____

THE FIRE CHIEF IS AUTHORIZED TO REVOKE / SUSPEND A PERMIT WHEN THE PERMIT REQUIREMENTS HAVE BEEN VIOLATED.

DATE	INSPECTION NOTES	INSPECTOR
<u>9/2/03</u>	<u>Copy Fax'd to applicant</u>	<u>GW</u>
<u>9/3/03</u>	<u>Application + support doc's rec'd by EFD</u>	<u>GW</u>
<u>9/10/03</u>	<u>Permit issued</u>	<u>GW</u>
	<u>Check # 12133, 9/2/03</u>	

White: Applicant

Yellow: EFD

Pink: Finance

City of Emeryville, Department of Public Works
ENCROACHMENT PERMIT
(rev. 9/22/00)

APPLICANT TEC Accutite
CONTACT PERSON Willie Green
ADDRESS 35 South Linden Avenue - SSF
PHONE (650) 952-5551 FAX (650) 952-7631

OWNER/DEVELOPER OF FACILITIES
Scott Land Company
ADDRESS 2511 Truman Avenue, Oakland, CA
PHONE (510) 847-5731 FAX N/A

yes no CURRENT CITY BUSINESS LICENSE ON FILE

SEE attached cash RECEIPT
CONTRACTOR DOING WORK TEC Accutite

CONTACT PERSON Willie Green
ADDRESS 35 South Linden Avenue - SSF
PHONE (650) 952-5551 FAX (650) 952-7631

LICENSE NO. 762034 CLASS (A)(B)(C-36)(HAZ)

yes no CURRENT CITY BUSINESS LICENSE ON FILE
 yes no PROVIDE PROOF OF INSURANCE

EST. START DATE ASAP EST. COMPLETION DATE ASAP EST. COST IN CITY R/W 0

LOCATION OF WORK West 1043 MacArthur Blvd., Emeryville

FULLY DESCRIBE PROPOSED WORK WITHIN CITY RIGHT-OF-WAY (additional space on reverse if needed):
Attach 3 complete sets of plans, if applicable.

SEE attached

I hereby agree to protect and indemnify the City of Emeryville and hold it harmless in every way from all claims or suits for injury or damage to persons or property as set forth in the Standard Provisions. I agree not to begin construction until all materials to be used are on hand; to perform all work in accordance with the plans submitted (if any); the Standard Provisions to Encroachment Permit; and all applicable Special Conditions of Approval; and to pay all inspection and engineering costs in addition to those paid at the time of issuance.

FOR CITY USE ONLY	
Permit No. <u>20030901</u>	Date <u>9-3-03</u>
Permit Admin. Fee	<u>\$150</u>
Est. Inspection Time	
Permit Insp. Deposit (2 hr. min.)	<u>\$400</u>
Required Security Deposit:	
<input type="checkbox"/> \$1,000 cash	<u>\$1000</u>
<input type="checkbox"/> \$10,000 Bond	
Bond No. _____	
<input type="checkbox"/> 100% Perf. Bond	
Bond Value _____	
Bond No. _____	
Total Payment Required	<u>\$1550</u>
Received: <u>LM</u>	Date <u>9/3/03</u>
Receipt No. <u>45999</u>	

ATTACHMENT B
WASTE MANIFEST



6649U103
 IN CASE OF EMERGENCY OR SPILL, CALL THE NATIONAL RESPONSE CENTER 1-800-424-8802; WITHIN CALIFORNIA, CALL 1-800-852-7550
 GENERATOR
 TRANSPORTER
 FACILITY

UNIFORM HAZARDOUS WASTE MANIFEST		1. Generator's US EPA ID No. CAC002568153 SWCAC100268153	Manifest Document No. 9101743		2. Page 1 of 1	Information in the shaded areas is not required by Federal law.	
3. Generator's Name and Mailing Address MR. Michael Axel Ralph Scott 1043 W. Macarthur Blvd Folsomville, CA 94608 4. Generator's Phone (510) 522-2666				A. State Manifest Document Number 22490763		B. State Generator's ID	
5. Transporter 1 Company Name Ecology Control Industries		6. US EPA ID Number CAID982030173		C. State Transporter's ID (Reserved)		D. Transporter's Phone (510) 235-1393	
7. Transporter 2 Company Name		8. US EPA ID Number		E. State Transporter's ID (Reserved)		F. Transporter's Phone	
9. Designated Facility Name and Site Address ECOLOGY CONTROL INDUSTRIES 255 PARR BLVD RICHMOND CA 94801				10. US EPA ID Number CAID009466392		G. State Facility's ID	
				H. Facility's Phone (510) 235-1393			
11. US DOT Description (Including Proper Shipping Name, Hazard Class, and ID Number) NON RCRA HAZARDOUS WASTE SOLID WASTE EMPTY STORAGE TANK				12. Containers No. Type 0101 TP	13. Total Quantity 008000 P	14. Unit Wt/Vol	15. Waste Number State EPA/Other None
b.							State EPA/Other
c.							State EPA/Other
d.							State EPA/Other
16. Additional Descriptions for Materials Listed Above EMPTY STORAGE TANK # 31022 TANKS HAVE BEEN INSTALLED WITH 10 LBS DRY ICE PER TON TAILGONG CAPACITY				K. Handling Codes for Wastes Listed Above a. b. c. d.			
15. Special Handling Instructions and Additional Information WEAR PROPER PROTECTIVE EQUIPMENT WHILE HANDLING. WEIGHTS OR VOLUMES ARE APPROXIMATE. 24 HOUR EMERGENCY CONTACT: 24 HOUR EMERGENCY TELEPHONE NUMBER: JUN: 5270759							
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 Ralph A. Scott		Signature <i>Ralph A. Scott</i>		Month Day Year 09/24/03			
17. Transporter 1 Acknowledgement of Receipt of Materials		Printed/Typed Name GINIA JOHNSON		Signature <i>Gina Johnson</i>		Month Day Year 09/24/03	
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	

DO NOT WRITE BELOW THIS LINE.

ATTACHMENT C
LABORATORY ANALYTICAL REPORT





C E R T I F I C A T E O F A N A L Y S I S

Lab Number: 03-1369
Client: Technology Eng. Const.
Project: 1043 WEST MacAURTHUR AVE. EMERYVILLE

Date Reported: 09/30/2003

Gasoline, BTEX and MTBE by Methods 8015M/8021B
Lead by Method 6010B ICAP

Table with 5 columns: Analyte, Method, Result, Unit, Date Sampled, Date Analyzed. Contains three sections of data for samples 03-1369-01, 03-1369-02, and 03-1369-03.



C E R T I F I C A T E O F A N A L Y S I S

Lab Number: 03-1369
Client: Technology Eng. Const.
Project: 1043 WEST MacAURTHUR AVE. EMERYVILLE

Date Reported: 09/30/2003

Gasoline, BTEX and MTBE by Methods 8015M/8021B
Lead by Method 6010B ICAP

Analyte	Method	Result	Unit	Date Sampled	Date Analyzed
Sample: 03-1369-04	Client ID: SP(1-4)			09/24/2003	SO
Benzene	SW8020F	ND<5	UG/KG		09/29/2003
Ethylbenzene	SW8020F	ND<5	UG/KG		09/29/2003
Gasoline Range Organics	SW8020F	ND<500	UG/KG		09/29/2003
Methyl-tert-butyl ether	SW8020F	ND<5	UG/KG		09/29/2003
Toluene	SW8020F	ND<5	UG/KG		09/29/2003
Xylenes	SW8020F	ND<10	UG/KG		09/29/2003
Lead	SW6010B	40.2	MG/KG		09/26/2003



C E R T I F I C A T E O F A N A L Y S I S

Quality Control/Quality Assurance

Lab Number: 03-1369
Client: Technology Eng. Const.
Project: 1043 WEST MacAURTHUR AVE. EMERYVILLE

Date Reported: 09/30/2003
Gasoline, BTEX and MTBE by Methods 8015M/8021B
Lead by Method 6010B ICAP

Table with 7 columns: Analyte, Method, Reporting Unit Limit, Blank, Avg MS/MSD Recovery, RPD. Rows include Lead, Gasoline Range Organics, Benzene, Toluene, Ethylbenzene, Xylenes, and Methyl-tert-butyl ether.

ELAP Certificate NO:1753

Reviewed and Approved

Signature of John A. Murphy, Laboratory Director



35 South Linden Avenue
 South San Francisco, CA 94080
 Ph No.: (650)952 5551, Fax No.: (650)952 7631

Chain of Custody

03-1369

Client : <i>Scott Land Company</i>		Report to : <i>Tam Cully</i>		Analysis Required								Turn-around Time			
Project Name :		Bill to : TEC Accutite		<i>TP11g/BTEX/MTBE</i> <i>2015/8020</i> <i>Total Lead</i> <i>6010</i>								ASAP	1 Day	2 Days	3 Days
Project Address : <i>1043 West MacArthur Avenue</i> <i>Emeryville, CA</i>		P O No. : <i>8267</i>										1 Week	2 Weeks	Others :	<i>Confirm MTBE by</i> <i>EPA Method 8260</i> <i>NO EDD report</i> Remarks
Global ID :	Sampler : <i>Tam Cully</i>	Date : <i>9/24/03</i>													
Field Point ID	Sample ID	Sample Matrix	No. of Containers	Container Type	Sample Date & Time										
1	TP-8W	Soil	1	sleeve	9/24/03 13:57	✓									
2	TP-8E	Soil	1	sleeve	9/24/03 13:58	✓									
3	PL-1	Soil	1	sleeve	9/24/03 14:00	✓									
4															
5	SP(1-4)	Soil	4	sleeve	9/24/03 14:10	✓	✓								
6															
7															
8															
9															
10															
11															
12															
13															
14															
15															
16															
17															
18															
19															
20															
21															
22															
23															
24															
25															
Relinquished by : <i>Tam Cully</i>	Date: <i>9/24/03</i>	Time: <i>15:38</i>	Received by: <i>Cheryl M. G.L.</i>		Date: <i>9/24/03</i>	Time: <i>15:38</i>									
Relinquished by :	Date:	Time:	Received by:		Date:	Time:									