

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
200 Oceangate, Suite 1000
Long Beach, CA 90802-4302
(562) 590-5071

**RECORD PACKET COPY**

Filed: November 22, 1999
49th Day: January 10, 2000
180th Day: May 20, 2000
Staff: KFS-LB
Staff Report: December 16, 1999
Hearing Date: January 11-14, 2000
Commission Action:

STAFF REPORT: REGULAR CALENDAR

APPLICATION NO: 5-99-363
APPLICANT: Equilon Enterprises LLC
AGENT: Service Station Services
PROJECT LOCATION: 347 Main Street, City of Seal Beach, County of Orange

PROJECT DESCRIPTION: Demolition of an existing gas station, including the demolition of one 24 foot by 52 foot island cover, demolition of one 25 foot by 24 foot island cover, demolition of a 3-Bay service garage with kiosk and storage building. Demolition of all on-site concrete, asphalt, lights, block trash enclosure, planter curbs and plants. Removal of three 10,000 gallon underground fuel storage tanks and one 550 gallon waste oil tank, including all related piping. Removal and closure of on-site monitoring wells. Disposal of all demolition debris. Overexcavation, backfilling, and recompaction of soils including the export and disposal of 1,375 cubic yards of soil contaminated by hazardous substances. All excavations are to be backfilled. Upon completion of demolition, the site will be a flat vacant lot.

SUMMARY OF STAFF RECOMMENDATION:

The major issue of this staff report involves after the fact development and remediation of the site. Staff recommends that the Commission **APPROVE** the permit subject to three special conditions requiring the applicant to: 1) submit evidence of review and approval of the closure and remediation by the Orange County Health Care Agency; 2) identify a demolition debris disposal site; and 3) comply with the conditions of approval within 120 days of Commission action.

LOCAL APPROVALS RECEIVED: City of Seal Beach demolition permit #18766; Orange County Fire Authority Special Activity Permit #600845; South Coast Air Quality Management District *Notification of Demolition or Asbestos Removal*.

SUBSTANTIVE FILE DOCUMENTS: *Tank Removal Report, Former Shell Service Station, 347 Main Street (at Pacific Coast Highway), Seal Beach, California, OCHCA File No. 89UT54, WPI Project No. 81.127* prepared by Wayne Perry, Inc. of Buena Park, California, addressed to the Orange County Health Care Agency Environmental Health Division, dated November 15, 1999.

STAFF RECOMMENDATION:

Staff recommends that the Commission APPROVE the permit application with conditions.

MOTION

I move that the Commission approve CDP #5-99-363 pursuant to the staff recommendation.

Staff recommends a YES vote. This will result in adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

RESOLUTION

I. APPROVAL WITH CONDITIONS.

The Commission hereby GRANTS a permit, subject to the conditions below, for the proposed development on the grounds that the development will be in conformity with the provisions of Chapter 3 of the California Coastal Act of 1976, will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3 of the Coastal Act, and will not have any significant adverse effects on the environment within the meaning of the California Environmental Quality Act.

II. STANDARD CONDITIONS.

1. **Notice of Receipt and Acknowledgment.** The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. **Expiration.** If development has not commenced, the permit will expire two years from the date this permit is reported to the Commission. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. **Compliance.** All development must occur in strict compliance with the proposal as set forth in the application for permit, subject to any special conditions set forth below. Any deviation from the approved plans must be reviewed and approved by the staff and may require Commission approval.
4. **Interpretation.** Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
5. **Inspections.** The Commission staff shall be allowed to inspect the site and the project during its development, subject to 24-hour advance notice.

6. **Assignment.** The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
7. **Terms and Conditions Run with the Land.** These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

III. SPECIAL CONDITIONS.

1. ORANGE COUNTY HEALTH CARE AGENCY APPROVAL

PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall provide to the Executive Director evidence that the Orange County Health Care Agency has reviewed and approved the final demolition, disposal, and remediation procedures. The applicant shall inform the Executive Director of any changes to the project required by the Orange County Health Care Agency. Such changes shall not be incorporated into the project until the applicant obtains a Commission amendment to this coastal development permit, unless the Executive Director determines that no amendment is required.

2. LOCATION OF DEBRIS DISPOSAL SITE

PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall identify in writing, for the review and approval of the Executive Director, the location of the disposal site of the demolition and construction debris resulting from the proposed project. Disposal shall occur at the approved disposal site. If the disposal site is located in the coastal zone, a coastal development permit or an amendment to this permit shall be required before disposal can take place.

3. CONDITION COMPLIANCE

Within 120 days of Commission action on this coastal development permit application, or within such additional time as the Executive Director may grant for good cause, the applicant shall satisfy all requirements specified in the condition hereto that the applicant is required to satisfy prior to issuance of this permit. Failure to comply with this requirement may result in the institution of enforcement action under the provisions of Chapter 9 of the Coastal Act.

IV. FINDINGS AND DECLARATIONS.

The Commission hereby finds and declares as follows:

A. PROJECT DESCRIPTION AND LOCATION

The subject site is located at 347 Main Street, Seal Beach, Orange County. The site is at the corner of Pacific Coast Highway and Main Street and is not located between the first public road and the sea (Exhibit 1).

Demolition of an existing Shell Service Station, including the demolition of one 24 foot by 52 foot island cover, demolition of one 25 foot by 24 foot island cover, demolition of a 3-Bay service garage with kiosk and storage building. Demolition of all on-site concrete, asphalt, lights, block trash enclosure, planter curbs and plants. Removal of three 10,000 gallon underground fuel storage tanks and one 550 gallon waste oil tank, including all related piping. Removal and closure of on-site monitoring wells. Disposal of all demolition debris. Overexcavation, backfilling, and recompaction of soils including the export and disposal of 1,375 cubic yards of soil contaminated by hazardous substances. All excavations are to be backfilled. Upon completion of demolition, the site will be a flat vacant lot (Exhibit 2).

B. CHAPTER 3 POLICY ANALYSIS

Section 30232 of the Coastal Act states:

Protection against the spillage of crude oil, gas, petroleum products, or hazardous substances shall be provided in relation to any development or transportation of such materials. Effective containment and cleanup facilities and procedures shall be provided for accidental spills that do occur.

The proposed development is the demolition of a gas station. Three 10,000 gallon underground fuel storage tanks and one 550 gallon waste oil tank is proposed to be removed and disposed. In addition, all piping related to the tanks is proposed for removal and disposal. Finally, any soil and/or groundwater contaminated by the release of hazardous materials stored in the tanks is planned for disposal and remediation.

Since the proposed development has already occurred, the applicant has submitted a report titled *Tank Removal Report, Former Shell Service Station, 347 Main Street (at Pacific Coast Highway), Seal Beach, California, OCHCA File No. 89UT54, WPI Project No. 81.127* prepared by Wayne Perry, Inc. of Buena Park, California, addressed to the Orange County Health Care Agency Environmental Health Division, dated November 15, 1999, which documents the gas station closure and associated remediation.

Prior to removal of each tank, the product dispensers, and the product piping, the equipment was rinsed and the rinsate was transported for recycling to a hazardous waste facility by an authorized hazardous waste transport company. Upon completion of rinsing, the tanks were removed and disposed at the Mid-Valley Landfill in Fontana, California, an approved disposal facility.

Soil samples were obtained and tested for the presence of hazardous substances. Petroleum hydrocarbons were discovered in certain samples taken beneath the tanks and near the petroleum dispenser islands. Contaminated soils in and in the vicinity of the tanks and dispenser islands were overexcavated, transported, and disposed at an approved hazardous waste disposal facility. Approximately 1,375 cubic yards of soil was disposed. Fill material, to backfill the overexcavated areas, was mixed with ORC, a compound designed to enhance aerobic biodegradation of any petroleum hydrocarbons remaining in the soil and groundwater on site. The overexcavated areas were then backfilled.

The applicant has submitted evidence that the proposed demolition, removal, and remediation have been reviewed and preliminarily approved by the Orange County Health Care Agency

(OCHCA), the local agency responsible for monitoring gas station closures in Orange County (Exhibit 3). In addition, the applicant has submitted a copy of the closure report documenting the procedure of demolition, disposal, and remediation of the site which was submitted to the OCHCA. Evidence of final review and approval of the disposal and remediation would not be available until test results are submitted to OCHCA. Evidence of final review and approval of the demolition, disposal, and remediation by OCHCA must be submitted in order to assure that effective containment and cleanup facilities and procedures have been implemented. Therefore, the Commission imposes Special Condition 1, which requires the applicant to submit evidence that the OCHCA has reviewed and approved the final demolition, disposal, and remediation procedures. The applicant shall inform the Executive Director of any changes to the project required by the Orange County Health Care Agency. Such changes shall not be incorporated into the project until the applicant obtains a Commission amendment to this coastal development permit, unless the Executive Director determines that no amendment is required.

The applicant has described the location where contaminated materials were disposed, which is at the Mid-Valley Landfill in Fontana, California. However, the applicant has not described the location where the debris from the other demolished structures has been disposed. Therefore, the Commission imposes Special Condition 2, which requires the applicant to identify in writing the location of the debris disposal site.

As conditioned to provide evidence that the site is adequately remediated, the Commission finds the proposed development is consistent with Section 30232 of the Coastal Act. However, the Commission has found that the proposed development is consistent with Section 30232 of the Coastal Act subject to two conditions. The proposed development has occurred without benefit of a coastal development permit. Therefore, the Commission imposes Special Condition 3, which requires the applicant to comply with the conditions of approval within 120 days of action by the Commission.

C. UNPERMITTED DEVELOPMENT

Without benefit of a coastal development permit amendment, the applicant has demolished a gas station and disposed of the demolition debris. Specifically, all of the proposed work described in this application has taken place and is described as follows: demolition of one 24 foot by 52 foot island cover, demolition of one 25 foot by 24 foot island cover, demolition of a 3-Bay service garage, kiosk and storage building. Demolition of all on-site concrete, asphalt, lights, block trash enclosure, planter curbs and plants. Removal of three 10,000 gallon underground fuel storage tanks and one 550 gallon waste oil tank, including all related piping. Removal and closure of on-site monitoring wells. Disposal of demolition debris and removed equipment. Overexcavation, backfilling, and recompaction of soils including the export and disposal of 1,375 cubic yards of soil contaminated by hazardous substances. Therefore, in order to remedy the unpermitted development, the applicant has submitted the subject permit application. Approval of this coastal development permit will result in approval of the after the fact development.

Consideration of the permit amendment application by the Commission has been based solely on the consistency of the proposed development with the policies of Chapter 3 of the Coastal Act.

Approval of this permit amendment does not constitute a waiver of any legal action with regard to the alleged unpermitted development, nor does it constitute admission as to the legality of any development undertaken on the subject site without a coastal development permit. The Commission may take action at a future date with respect to the removal of the unpermitted development and/or restoration of the site.

D. LOCAL COASTAL PROGRAM

Section 30604 of the Coastal Act provides for the issuance of coastal development permits directly by the Commission in regions where the local government having jurisdiction does not have a certified local coastal program. The permit may only be issued if the Commission finds that the proposed development will not prejudice the ability of the local government to prepare a Local Coastal Program which conforms with the Chapter 3 policies of the Coastal Act.

On July 28, 1983, the Commission denied the City of Seal Beach Land Use Plan (LUP) as submitted and certified it with suggested modifications. The City did not act on the suggested modifications within six months from the date of Commission action. Therefore, pursuant to Section 13537(b) of the California Code of Regulations, the Commission's certification of the land use plan with suggested modifications expired. The LUP has not been resubmitted for certification since that time.

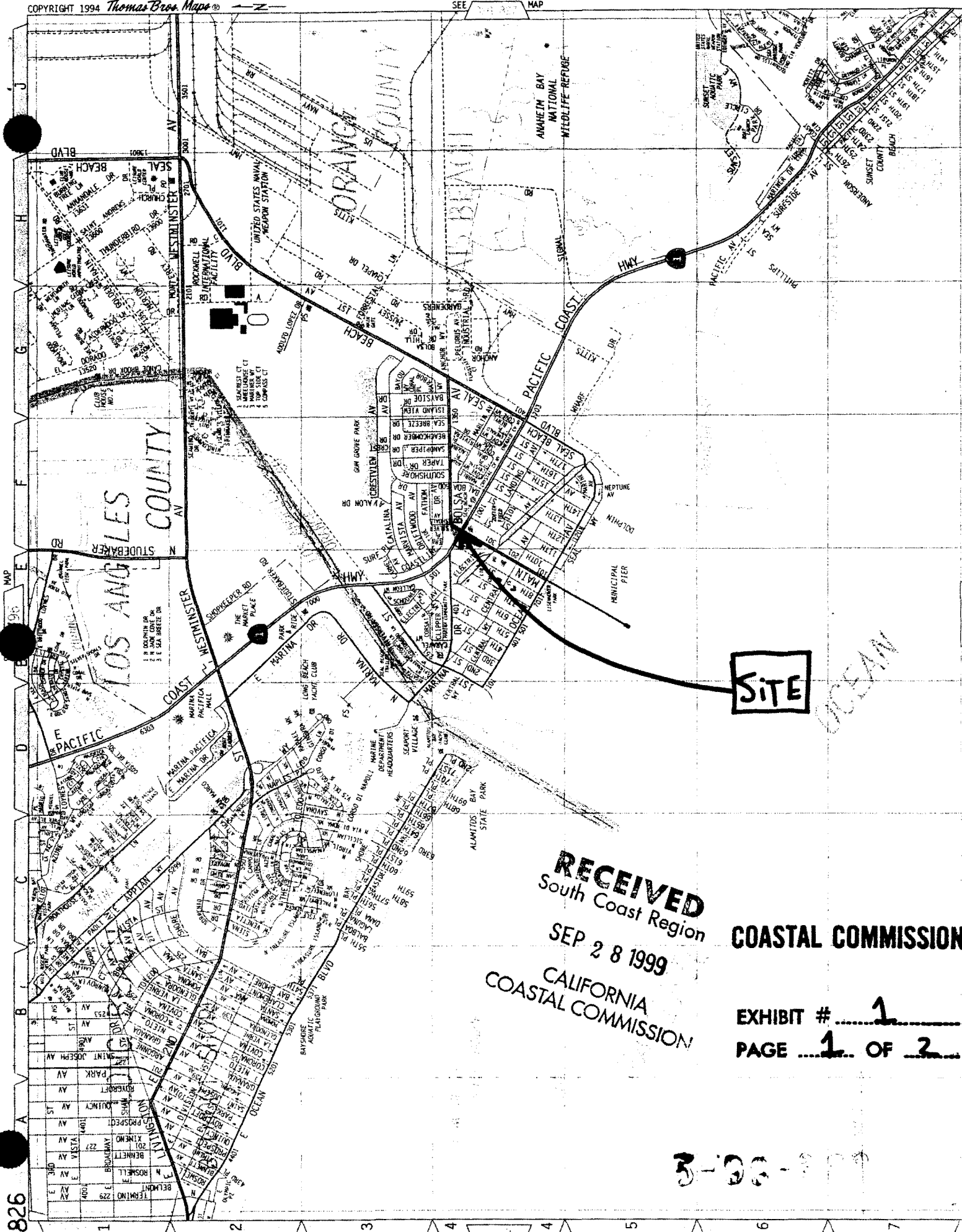
The proposed development is consistent with the Chapter Three policies of the Coastal Act. Therefore, the Commission finds that the proposed development would not prejudice the ability of the City to prepare a certified coastal program consistent with the Chapter Three policies of the Coastal Act.

E. CALIFORNIA ENVIRONMENTAL QUALITY ACT

Section 13096 of the Commission's regulations requires Commission approval of Coastal Development Permit applications to be supported by a finding showing the application, as conditioned by any conditions of approval, to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA). Section 21080.5(d)(2)(A) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect which the activity may have on the environment.

The proposed project is located in an urban area. All infrastructure necessary to serve the site exist in the area. The project has been conditioned to require confirmation from the Orange County Health Care Agency that the site has been remediated. As conditioned, the proposed project has been found consistent with the Chapter Three policies of the Coastal Act.

As conditioned, no feasible alternatives or feasible mitigation measures are known which would substantially lessen any identified significant effect which the activity may have on the environment. Therefore, the Commission finds that the proposed project is consistent with CEQA and the policies of the Coastal Act.



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South Coast Region
SEP 28 1999

COASTAL COMMISSION

CALIFORNIA
COASTAL COMMISSION

EXHIBIT # 1
PAGE 1 OF 2

3-36-300

826

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LOS ALAMITOS

199-04

COASTAL COMMISSION

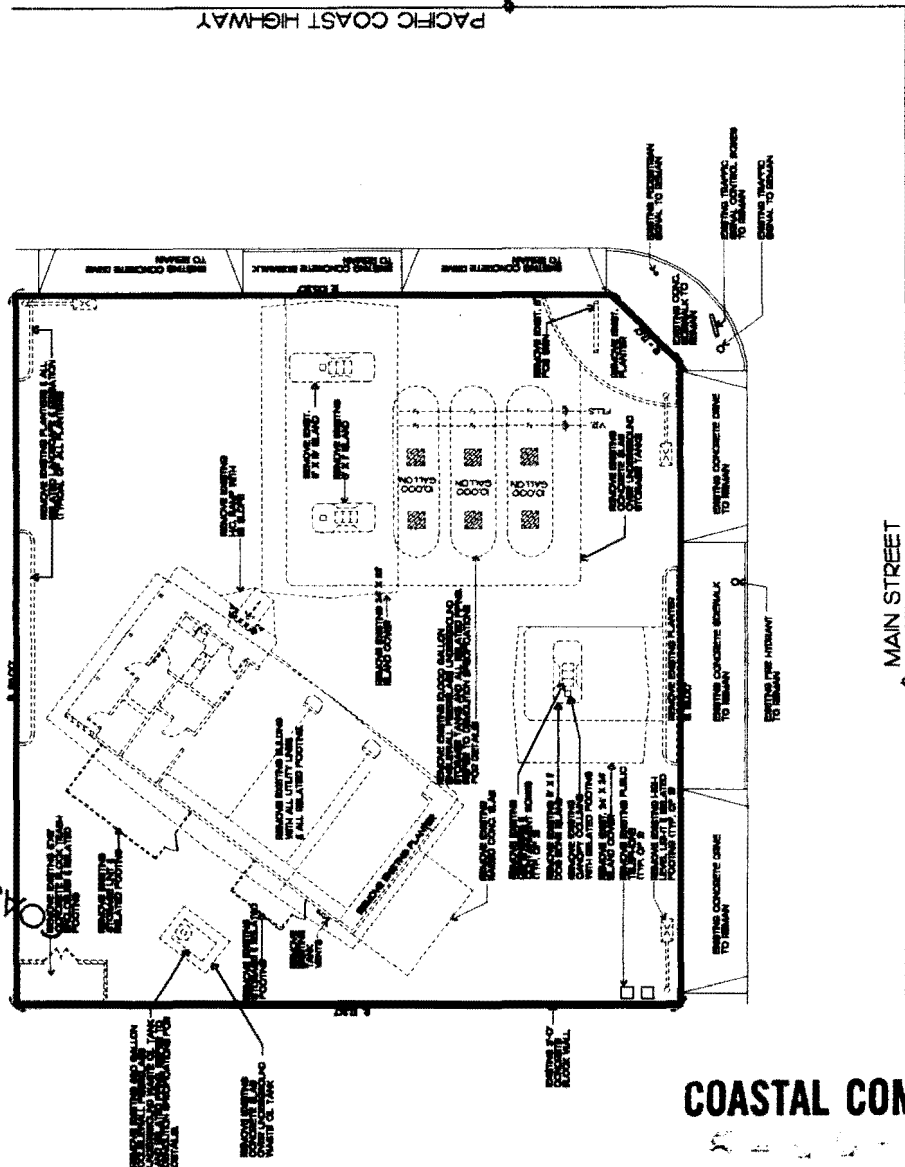
EXHIBIT # 2
PAGE 2 OF 2



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5-2-2-2-2

PAGE1... OF1.....



SCOPE OF WORK

1. REMOVE EXISTING CONCRETE SLABS IN
EXISTING TYPE OF 2
2. REMOVE EXISTING BLINDS WITH ALL UTILITY
LOOS 1' ALL RELATED FOOTING
3. 1' EXISTING BLINDS WITH ALL UTILITY
LOOS 1' ALL RELATED FOOTING
4. REMOVE EXISTING 8" ODDER BRICK WALL
LATERAL AND EXISTING TRUSS AND ALL RELATED
SUPPORT TO EXISTING RETENTION FOR EXISTING
BLINDS
5. REMOVE EXISTING TRUSS INCLUDE WITH ALL
RELATED FOOTING
6. REMOVE EXISTING 8" BLIND DOUBT WALL, WALL
LATERAL AND EXISTING TRUSS AND ALL RELATED
SUPPORT TO EXISTING RETENTION FOR EXISTING
BLINDS
7. REMOVE EXISTING PLANTERS IN ALL
RELATED LANDSCAPE 1' EXISTING
BLINDS
8. REMOVE EXISTING AREA LAIR WITH ALL
RELATED FOOTING
9. REMOVE EXISTING HILL TRAP
10. REMOVE EXISTING TRAP TRAP
11. REMOVE EXISTING STAIN CONCERN BLANK
REMOVE EXISTING STAIN CONCERN
REMOVE EXISTING STAIN CONCERN

APPROVALS

RESEARCHER'S RECOMMENDATIONS

AREA CONSTRUCTION MANAGER

ALMA DISTRIBUTION MANAGER

CONCLUSIONS

SERVICE STATION SERVICES
1740S E. 17TH STREET, SUITE 207

LA 000-00000

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SWELL ON PAPERLESS CURRENCY
INVESTING, TODAY

DEMOLITION PLAN

347 MAIN STREET & PACIFIC COAST HWY.
SEAL BEACH, CA 90740

CHRY/ALP	APPROVED
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ANY, ALL RIGHTS RESERVED



COUNTY OF ORANGE HEALTH CARE AGENCY

LARRY M. LEAMAN
INTERIM DIRECTOR

HUGH F. STALLWORTH, M.D., MPH
DIRECTOR OF PUBLIC HEALTH/
HEALTH OFFICER

JACK MILLER, REHS
DEPUTY DIRECTOR

MAILING ADDRESS:
2009 EAST EDINGER AVENUE
SANTA ANA, CA 92705-4720

TELEPHONE: (714) 867-3600
FAX: (714) 872-0749

PUBLIC HEALTH DIVISION OF ENVIRONMENTAL HEALTH COASTAL COMMISSION

5-99-363

FACILITY MODIFICATION APPLICATION
(INSTALLATION/REMOVAL/REPAIR)
(COMPLETE PAGES 1 & 2)

EXHIBIT # 3

PAGE 1 OF 5

DATE: 3/10/99

FACILITY INFORMATION

NAME: Equilon Enterprises LLC/Shell

STREET ADDRESS: 347 Main St.

CITY: Seal Beach, CA.

TOTAL NUMBER OF TANKS (AFTER INSTALLATION/REMOVAL)
AT THIS LOCATION: 0

TYPE OF BUSINESS:

☒ GASOLINE STATION
☐ GOVERNMENT

☐ FARM
☐ OTHER

TANK OWNER NAME (CORP., INDIVIDUAL, PUBLIC AGENCY):

Equilon Enterprises LLC/Shell

STREET ADDRESS: P.O. BOX 4453

CITY: Houston

STATE: TX ZIP 77210

TELEPHONE NO: (714) 427-3416

BILLING ADDRESS INFORMATION

BILL TO NAME: Same

BILL TO ADDRESS: _____

CITY: _____

STATE: _____ ZIP _____

TELEPHONE NO.: _____

TYPE OF CONSTRUCTION

INDICATE NO. OF TANK(S) BEING
REMOVED/REPAIRED/INSTALLED BELOW: (COMPLETE
PAGE 2 - INDICATING THE TANKS TO BE
INSTALLED/REMOVED, OR AFFECTED BY THE REPAIR)

- ☐ INSTALLATION(S)
☐ REPAIR(S)/RELINE(S) TO USTs
☒ CLOSURE(S)/REMOVAL(S)
☐ SYSTEM MODIFICATION (E.G. REPIPE, REPAIR TO PIPING)
☐ OTHER (SPECIFY) _____

24 HOUR EMERGENCY CONTACT PERSON

DAYS: Charlie Hart (714) 427-3416

NAME TELEPHONE

NIGHTS: Charlie Hart (714) 427-3416

NAME TELEPHONE

APPLICANT

NAME: Carmen C. Begay
PLEASE PRINT

SIGNATURE: Carmen C. Begay

COMPANY NAME: Service Station Services

TELEPHONE NO: (714) 546-1227

FACILITY OPERATOR (CONTACT PERSON)

NAME: David J. Gregorio

BUSINESS TELEPHONE NO: (714) 427-3416

NOTES: NEW INSTALLATIONS, CLOSURES, REPAIRS AND SYSTEM MODIFICATIONS OF UNDERGROUND STORAGE TANKS REQUIRE THE SUBMITTAL OF (4) SETS OF PLANS TO THIS DIVISION. THESE PLANS MUST BE APPROVED PRIOR TO THE INITIATION OF ANY CONSTRUCTION OR MODIFICATION. ALL PLANS OR REPORTS REQUIRED MUST ACCOMPANY THIS FORM AT THE TIME OF SUBMITTAL.

PLAN APPROVAL AND FEES ARE VALID FOR ONE YEAR. IF TANKS HAVE NOT BEEN REMOVED, INSTALLED OR MODIFIED WITHIN ONE YEAR OF THE APPROVAL DATE, NEW PLANS AND FEES MUST BE SUBMITTED.

PAID

EXHIBIT # _____

PAGE _____ OF _____

PLAN CHECK NO.: PM 99-023 FEES PAID: 466 REC'D. BY: RL

PLAN APPROVAL DATE: _____ BY: _____ NUMBER OF TANKS TO RECEIVE A SURCHARGE BILL: _____

NUMBER OF TANKS TO BE ADDED TO REG. NO.

TANK INFORMATION

PROVIDE THE INFORMATION BELOW FOR ALL TANKS AND PIPING SYSTEMS TO BE INSTALLED, REMOVED OR REPAIRED. ALSO INDICATE THE UPGRADE/CHANGES TO BE MADE TO EACH TANK SYSTEM.

TANK I.D.			#1	#2	#3	#4
MATERIAL STORED	MATERIAL OR WASTE STORED	CURRENTLY	Gasoline	"	"	Waste Oil
		PROPOSED				
		PREVIOUSLY				
FUEL TYPE, I.E., UNLEADED		Unleaded	"	"	Waste Oil	
TYPE (TANK, SUMP, OTHERS)		tank	"	"	tank	
DOUBLE WALL/SINGLE WALL		SW	SW	SW	DW	
UL NUMBER						
YEAR INSTALLED		1983	"	"	1984	
VAULTED/NOT VAULTED		vaulted	"	"		
CONTAINER	PRIMARY	MANUFACTURER	Ow Corning	"	"	Ow Corning
		CAPACITY (GALLONS)	10,000	10,000	10,000	750
		CONSTRUCTION MATERIAL	SW Fiberglass	SW Fiberglass	SW Fiberglass	DW Fiberglass
		THICKNESS (UNITS)				
		INTERIOR LINING	N/A	N/A	N/A	N/A
	SECONDARY	MANUFACTURER	same			
		CAPACITY (GALLONS)				
		CONSTRUCTION MATERIAL				
		THICKNESS (UNITS)				
	CORROSION PROTECTION					
TYPE OF LEAK DETECTION FOR USTs (LIQUID, PROBE, ETC.)		Mechanical Leak Detector				
MANUFACTURER OF LEAK DETECTOR		RJ-SFL	RJ-SFL			
PIPING	LOCATION (UNDER/ABOVE GROUND)		UG	UG	UG	UG
	SUCTION/PRESSURE GRAVITY/UNKNOWN		Pressure	"	"	
	PRIMARY	CONSTRUCTION MATERIAL	SWF	SWF	SWF	OWF
		MANUFACTURER				
	SECONDARY	CONSTRUCTION MATERIAL				
		MANUFACTURER				
	TYPE OF LEAK DETECTION FOR PIPING (PRESSURE LOSS DEVICE, ETC.)		PLD	PLD	PLD	
	MANUFACTURER OF LEAK DETECTOR		Mechanical Leak Detector			
OVERFILL PROTECTION (TYPE)						
SPILL CONTAINMENT (TYPE)						

EXHIBIT # 3

PAGE 2 OF 5

COASTAL COMMISSION



ORANGE COUNTY FIRE AUTHORITY SPECIAL ACTIVITY PERMIT

SPECIAL ACTIVITY # 100845

Shaded Areas to be Completed by OCFA Personnel

DATE

SITE INFORMATION (where the event is taking place)

DOING BUSINESS AS Seal of Perdue

PHONE

OWNER/AGENT

FUDGE

ADDRESS 347 Main St

BLDG/SUITE Seal Beach, CA

ZIP

APPLICANT INFORMATION (who is responsible for the permit)

OWNER/AGENT

PHONE

ADDRESS

CITY A ZIP

COMPANY

Region

999 ORANGE COUNTY FIRE AUTHORITY

Fire Prevention/Code Enforcement



JUDY PRUETT
Office Specialist

Orange County Fire Authority
P.O. Box 86
Orange, CA 92856-0086

8081 Western Avenue
Buena Park, CA 90620
Work (714) 527-9447
FAX (714) 527-5339

STATEMENT: I hereby acknowledge that I have read this application, that the information given is correct, and that I am the Owner or the duly authorized agent of the owner. All permits or certificates issued shall be presumed to contain the provision that the applicant his agent and employees shall carry out the proposed activity in compliance with all laws and regulations applicable thereto, whether specified or not, and in complete accordance with approved plans and specifications. Any permit or certificate which purports to sanction a violation of any applicable law or regulation shall be void, and any approval of plans and specifications in the issuance of such permit shall likewise be void.

Signature (Owner or Agent)

Date Signed

[Signature]

SHADED AREAS TO BE COMPLETED BY OCFA PERSONNEL

FORM ROUTING: White - Permit; Canary - Inspection Support; Pink - Accounts Receivable; Gold - Customer Receipt

December 8, 1997 Form #

54289



SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT
NOTIFICATION OF DEMOLITION OR ASBESTOS REMOVAL

21865 E. Copley Drive, Diamond Bar, CA 91765-4182 (909) 396-2000 <http://www.aqmd.gov>

AQMD USE ONLY		SCREEN BY	RECEIVED	POSTMARK	ENTERED BY	NOTIFICATION #
COMPLETED BY		APRIL SMITH		COMPANY		SERVICE STATION SERVICES
PHONE		(714) 669-8350		SOUTH COAST REGION		
DATE		CHECK #		FEE \$		PROJECT #
NOV 22 1999						
NOTIFICATION TYPE		ORIGINAL		REVISION DATES		REVISION OTHER (highlight)
PROJECT TYPE		DEMOLITION		ORDERED DEMOLITION		RENOVATION (removal)
SITE INFORMATION		SITE NAME		Shell Service Station		
SITE ADDRESS		347 Main		CROSS STREET		Pacific Coast Hwy
CITY		Seal Beach		STATE		CA
ZIP		90740		COUNTY		Los Angeles
DESCRIBE WORK LOCATION		Demolish existing buildings and (2) canopies. Removal of (3) 10,000 gallon underground storage tanks and (1) 550 gallon underground waste oil tank and all related piping.				
BUILDING SIZE (SQ FT)		NUMBER OF FLOORS		BUILDING AGE (YEARS)		NUMBER OF DWELLING UNITS
BLDG PRIOR / PRESENT USE		COMMERCIAL HOSPITAL INDUSTRIAL Other OFFICE PUBLIC BLDG. RESIDENCE SCHOOL SHIP UNIV/COLLEGE				
SITE OWNER		Equilon Enterprises LLC		ADDRESS		P.O. Box 4453
CITY		Houston		STATE		TX
ZIP		77210		CONTACT		Jack Fong
PHONE		(626) 447-9631				
REQUIRED BUILDING INFORMATION		ASBESTOS YES NO PRESENT?		ASBESTOS YES NO SURVEY?		ASBESTOS YES NO REMOVED?
PROJECT DATES		START 7/26/99		END 8/16/99		WORK SHIFT (am/pm) 7:00 am 4:00 pm
ASBESTOS AMOUNT TO BE REMOVED (in square feet)		FRIABLE		CLASS I		CLASS II
ASBESTOS REMOVED FROM		SURFACES		PIPES		COMPONENTS
DESCRIBE TYPE & AMOUNT OF ASBESTOS		ACOUSTIC CEILING		LINOLEUM		INSULATION
FLOOR TILES (VAT)		DRY WALL		PLASTER		TRANSITE
ROOFING		OTHER (describe)				
CONTRACTOR INFORMATION		CSLB LICENSE #		717173		OSHA REG # 99-901602
NAME		S.J. Weaver Contracting		ADDRESS		7811 Jefferson St.
CITY		Paramount		STATE		CA
ZIP		90723		SITE SUPVR		Steve Weaver
PHONE		(562) 663-1600				
WASTE TRANSPORTER #1		LANDFILL				
ADDRESS		ADDRESS				
CITY		STATE		ZIP		CITY
STATE		ZIP		STATE		ZIP

COASTAL COMMISSION

EXHIBIT # 3

PAGE 4 OF 5

ASTE TRANSPORTER #2			WASTE STORAGE SITE		
ADDRESS			ADDRESS		
CITY	STATE	ZIP	CITY	STATE	ZIP

CONTROLS: DESCRIBE WORK PRACTICES AND CONTROLS TO BE USED AT THE DEMOLITION AND RENOVATION SITE. FOR ASBESTOS REMOVAL WORK, INDICATE RULE 1403 PROCEDURE # 1, 2, 3, 4 OR 5 OR COMBINATIONS OF PROCEDURES USED. FOR PROCEDURES 4 AND 5, SUBMIT PLANS FOR AQMD PRIOR APPROVAL. PROCEDURE #:

ASBESTOS DETECTION PROCEDURE: DESCRIBE THE METHODS AND PROCEDURES USED TO DETERMINE WHETHER ASBESTOS IS PRESENT AT THE SITE, INCLUDING THE ANALYTICAL METHODS (survey, bulk sampling, inspection, assumed ACWM, etc.):

FOR DEMOLITIONS GIVE THE COMPANY NAME AND DATES OF THE ASBESTOS REMOVAL:

FOR ORDERED DEMOLITION SEND A COPY OF THE ORDER AND GIVE THE AGENCY NAME:
 AUTHORIZING PERSON: TITLE
 DATE OF ORDER: DATE ORDERED TO BEGIN:

FOR EMERGENCY ASBESTOS REMOVAL GIVE THE NAME AND PHONE NUMBER OF THE PERSON DECLARING/AUTHORIZING THE EMERGENCY, DATE AND HOUR OF EMERGENCY AND DESCRIBE THE SUDDEN, UNEXPECTED EVENT: *Wet down material and wrap in plastic.*

PLAIN HOW THE EVENT WOULD CAUSE UNSAFE CONDITIONS, EQUIPMENT DAMAGE OR UNREASONABLE FINANCIAL BURDEN:

CONTINGENCY PLAN: DESCRIBE ACTIONS AND PROCEDURES TO BE FOLLOWED IF UNEXPECTED ASBESTOS IS FOUND DURING DEMOLITION OR NONFRIABLE ASBESTOS MATERIAL BECOME CRUMBLED, PULVERIZED, OR REDUCED TO POWDER.

TRAINING CERTIFICATION: I Certify that an individual trained in the provisions of regulation AQMD Rule 1403 and NESHAP will be on site during the removal and evidence that the required training has been accomplished by this person will be available for inspection during normal business hours.

PRINT NAME OF OWNER/OPERATOR SIGNATURE OF OWNER/OPERATOR DATE

FORMATION CERTIFICATION: I certify that the above information is correct and I have enclosed any required attachments.
April D. Smith/Owner's Agent
 PRINT NAME OF OWNER/OPERATOR SIGNATURE OF OWNER/OPERATOR DATE 7/13/99

Notifications are not accepted without the required asbestos fee (AQMD Rule 301). Removals of less than 100 square feet are exempt from notification and fees. Please make checks payable to "SCAQMD". Fees are per notification, not refundable, and vary according to the asbestos amount to be removed. Fees are as follows:

FROM 100 TO 1,000 SQUARE FEET	\$ 10.40	DEMOLITIONS	\$ 26.20
FROM 1,001 TO 5,000 SQUARE FEET	\$ 78.60	REVISIONS	\$ 10.40
FROM 5,001 TO 10,000 SQUARE FEET	\$183.50	CANCELLATIONS	\$ 00.00
MORE THAN 10,000 SQUARE FEET	\$288.30	PROCEDURE 4 OR 5 PLANS	\$288.30
		RETURNED CHECK CHARGE	\$25.00

ATTENTION: STATE LAW REQUIRES THAT YOU GIVE A COPY OF DEMOLITION NOTIFICATIONS TO YOUR LOCAL BUILDING AND SAFETY DEPARTMENT. PLEASE KEEP A COPY. STATE LAW DOES NOT REQUIRE PROOF THAT THE NOTIFICATION HAS BEEN RECEIVED BY AQMD. FOR YOUR CONVENIENCE MAIL ALL NOTIFICATIONS AND NOTIFICATIONS TO THE COMMISSION. HURRY THEM SINCE AQMD HAS NO STAFF TO RECEIVE THEM. CONTRACTORS ARE REQUIRED TO FILL AND MAIL THE NOTIFICATION. FOR QUESTIONS CALL 909-396-2550

COASTAL COMMISSION