SENT 8-2-2000

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

RO# 320

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

StID 4245

August 1, 2000

Mr. John Lilla
Paco Pumps
16801 Greenspoint Park Drive, #355
Houston TX 77060

RE: Work Plan Approval for 9201 San Leandro Street, Oakland, CA

Dear Mr. Lilla:

I have reviewed Jonas & Associates Inc.'s July 2000 proposal to sample groundwater from Well 9MW3, 9MW1 and 9MW5 at the above referenced site. The proposal is acceptable and work should be completed at your convenience. The groundwater monitoring report to be submitted upon completion of field activities, should include evidence that the contaminant plume is stable or decreasing. Measurements of dissolved oxygen, oxidation-reduction potential, nitrate, sulfate, ferrous iron, and alkalinity can help to demonstrate that biodegradation is occurring at the site. Graphs of the concentration of contaminants versus depth to water and versus time should also be used to support your request for site closure.

If you have any questions, I can be reached at (510) 567-6762.

eva chu
Hazardous Materials Specialist

email: Mark Jonas (mark@jonasinc.com)

paco1-11

SENT 6-26-2000

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

R0320

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

StID 4245

June 26, 2000

Mr. John Lilla
Paco Pumps
16801 Greenspoint Park Drive, #355
Houston TX 77060

RE: Plume Stability at 9201 San Leandro Street, Oakland, CA

Dear Mr. Lilla:

I have completed review of the case file for the above referenced site to determine if site closure can be granted at this time. Case closure is usually recommended when the site is determined to be a low risk groundwater case, based on the definition provided in the attached State Water Resources Control Board's *Interim Guidance on Required Cleanup at Low Risk Fuel Sites*.

It is the opinion of this office that additional information is needed to demonstrate that the dissolved hydrocarbon plume is not migrating (definition #3). The last four groundwater sampling events (5/96, 11/96, 5/97, and 1/98) show that benzene concentrations from Well MW3 are increasing. At this time, a graph (concentration versus depth to water and versus time) should be prepared to evaluate the concentration trend in the vicinity of the source area. It may also be necessary to collect another round groundwater samples from Well MW3. Your consultant can best advise you in this matter.

If you have any questions, I can be reached at (510) 567-6762.

eva chu
Hazardous Materials Specialist

email: Mark Jonas (mark@jonasinc.com)

attachment

paco1-10

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

RO# 320

ENVIRONMENTAL HEALTH SERVICES
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
(510) 337-9335 (FAX)

StID 4245

May 4, 1998

Mr. John Lilla
PCC Flow Technologies
16801 Greenspoint Park Dr, Suite 355
Houston, TX 77060

RE: Soil Gas Vapor Sampling at 9201 San Leandro Street, Oakland, CA

Dear Mr. Lilla:

I have completed review of Jonas & Associates' March 1998 B3 and B4 Groundwater Sampling and Results report and their March 1998 Risk-Based Corrective Action (RBCA) Modeling report for the above referenced site. In the RBCA report it concluded that BTEX in groundwater did not pose a carcinogenic risk for an indoor commercial air exposure pathway.

In January 1998 boreholes B3 and B4 were drilled to 15' bgs at the site. Groundwater did not enter the boreholes. Because of the slow recharge, grab groundwater samples were not collected until February 2, 1998. The samples were analyzed for TPHg and BTEX. Data from these boreholes and from quarterly groundwater monitoring of wells 9MW3 and 9MW5 were used to derive representative BTEX concentrations within groundwater under the facility building.

Today Ms. Madhulla Logan and I met with Mr. Mark Jonas at the above referenced site. It became apparent that borings B3 and B4 were drilled within an enclosed room. Because benzene concentrations are highest in groundwater beneath the enclosed room, human health risk cannot be determined by the use of area-weighted averaging for the entire building. Rather, it is recommended that two soil vapor samples be collected from two borings, at approximately 1' to 3' bgs, within the enclosed room. Vapor concentrations can be compared with the Risk Based Screening Levels (RBSLs) established for and by the SF-RWQCB (see attachment). If the vapor concentrations are above the RBSLs, then a risk management plan will be required to mitigate vapors that may enter the enclosed room.

Please submit a workplan for the soil gas vapor sampling. If you have any questions, I can be reached at (510) 567-6762.

eva chu
Hazardous Materials Specialist

enclosure

c: Mark Jonas
Jonas and Associates
2815 Mitchell Dr, Suite 209
Walnut Creek, CA 94598

pacc1-7

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

RO#320

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION (LOP)
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

StID 4245

October 2, 1997

Mr. John Lilla
PCC Flow Technologies, Inc
16801 Greenspoint Park Dr, Suite 355
Houston, TX 77060

RE: Workplan Approval for 9201 San Leandro St, Oakland, CA

Dear Mr. Lilla:

I have reviewed Jonas & Associates' July 1997 Work Plan for Further Groundwater Characterization for the above referenced site. The proposal to advance borings at two locations, approximately 50' to 100' downgradient of monitoring well 9MW3, to collect groundwater samples is acceptable. Please notify this office at least 72 hours prior to the start of field activities.

If you have any questions, I can be reached at (510) 567-6762.

eva chu
Hazardous Materials Specialist

c: Mark Jonas
2815 Mitchell Dr, Suite 290
Walnut Creek, CA 94598

pacc1.7

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

R0320

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION (LOP)
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

StID 4245

January 27, 1997

Mr. John Lilla
PCC Flow Technologies
301 Camp Craft Road, Suite 100
West Lake Hills
Austin, TX 78746

RE: Workplan Approval for 9201 San Leandro Street, Oakland, CA

Dear Mr. Lilla:

I have completed review of Jonas & Associates Inc's January 1997 Work Plan for Soil and Groundwater Characterization for the above referenced site. The proposal to advance two exloratory borings and collect soil and groundwater samples for organic carbon content, bulk density, moisture and porosity as well as TPHg and BTEX is acceptable. Field work should commence within 45 days of the date of this letter.

If you have any questions, I can be reached at (510) 567-6762.

eva chu
Hazardous Materials Specialist

c: Mark Jonas
2815 Mitchell Dr, Suite 209
Walnut Creek, CA 94598

pacol.6

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

RO#320

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION (LOP)
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

StID 4245

December 12, 1996

Mr. John Lilla
PCC Flow Technologies
301 Camp Craft Road, Suite 100
West Lake Hills
Austin, TX 78746

RE: Soil Borings at 9201 San Leandro Street, Oakland, CA

Dear Mr. Lilla:

I have completed review of Jonas & Associates Inc's December 1996 Groundwater Monitoring Report for the above referenced site. After 14 groundwater sampling events hydrocarbon concentrations in well 9-MW3 have not decreased, even after the introduction of an oxygen releasing compound.

At this time it is recommended that soil borings (2) be advanced within the warehouse and approximately 10' to 20' downgradient of well 9-MW3, to collect soil and grab groundwater samples. One soil sample should be collected from the vadose zone (~5' bgs) and tested for fraction of organic carbon content, bulk density, water content, and porosity. A soil sample from each boring should also be collected from the capillary and analyzed for TPHg and BTEX. A water sample from each boring should also be analyzed for TPHg and BTEX.

Please submit a brief workplan detailing the work intended to delineate the extent and severity of contamination under the warehouse. Results of this phase of investigation will be reviewed to determine if a risk assessment and/or closure is applicable for the site.

If you have any questions, I can be reached at (510) 567-6762.

eva chu
Hazardous Materials Specialist

c: Mark Jonas, 2815 Mitchell Dr, #209, Walnut Creek, CA 94598

paco1.5

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

RO#320

Alameda County CC4580
Environmental Health Services
1131 Harbor Bay Pkwy., #250
Alameda CA 94502-6577
(510)567-6700 FAX(510)337-9335

StID 4245

May 22, 1996

Mr. John Lilla
Newflo Corp
301 Camp Craft Rd, Suite 100
West Lake Hills
Austin, TX 78746

RE: ORC at 9201 San Leandro St, Oakland, CA

Dear Mr. Lilla:

I have received information from Regenesis, who developed the Oxygen Release Compound (ORC) remediation technology, that it is not recommended to purge monitoring wells with ORC prior to sampling. Purging would remove dissolved oxygen, thus defeating the purpose of using ORC. Well 9MW3 which currently has ORC socks installed should not be purged in future sampling events.

Well 9MW3 has been sampled for four consecutive quarters after the installation of ORC. Analytical results have not shown a decrease in petroleum hydrocarbon concentrations. Oxygen may not be the limiting factor for natural bioattenuation at this site. The use of ORC may be discontinued if it is proven not to be an effective remediation technology for the site.

You may wish to consider the advancement of "Geoprobes" or "Hydropunches" within the warehouse to delineate the extent and severity of hydrocarbon contamination. Data from this phase of the investigation could be used in ASTM's RBCA Tier 2 as a screening tool to determine risk and cleanup levels.

In the meantime, sampling frequency for onsite wells may be reduced as follows:

1. discontinue sampling wells 9MW1, 9MW2, and 9MW4;
2. sample semi-annually (spring and fall quarters) well 9MW3; and
3. sample annually, in the spring quarter, well 9MW5.

If you have any questions, I can be reached at (510) 567-6762.

eva chu
Hazardous Materials Specialist

c: Mark Jonas, 2815 Mitchell Dr, #209, Walnut Creek, CA 94598
files (paco1.4)

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

RAFAT A. SHAHID, Assistant Agency Director

R0320

ALAMEDA COUNTY-ENV. HEALTH DEPT.
ENVIRONMENTAL PROTECTION DIV.
1131 HARBOR BAY PKWY., #250
ALAMEDA CA 94502-6577
(510)567-6700

StID 4245

May 5, 1995

Mr. John Lilla
Newflo Corp
301 Camp Craft Rd, Suite 100
West Lake Hills
Austin, TX 78746

RE: Workplan Approval for 9201 San Leandro St, Oakland 94603

Dear Mr. Lilla:

I have completed review of Jonas & Associates Inc.'s May 1995 Oxygen Enhanced Bioremediation Work Plan for the above referenced site. The proposal to use an Oxygen Release Compound (ORC) to enhance intrinsic bioremediation around monitoring well 9MW3 is acceptable. Implementation of the work plan should commence after the May 1995 sampling event. Dissolved oxygen in groundwater should also be measured at this time, prior to the placement of the ORC socks in well 9MW3.

If you have any questions, I can be reached at (510) 567-6762.

Sincerely,

eva chu
Hazardous Materials Specialist

cc: Mark Jonas, 2815 Mitchell Dr, #209, Walnut Creek 94598
files

paco1.3

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

R0320

StID 4245

March 9, 1995

Mr. John Lilla
Newflo Corp
301 Camp Craft Rd, Suite 100
West Lake Hills
Austin, TX 78746

RE: Sampling Frequency at Former Paco Pumps, Inc, 9201 San Leandro St, Oakland 94603

Dear Mr. Lilla:

In our meeting of March 2, 1995 your consultant, Mr. Mark Jonas, requested if the sampling frequency and analyses for target compounds sought could be modified. Upon review of the files, the following changes may be implemented:

1. Sample well MW-1 annually for TPH-G and BTEX;
2. Sample well MW-2 semi-annually for TPH-G, BTEX, Cl-HC, and sample quarterly for TPH-MO;
3. Sample well MW-3 quarterly for TPH-G, BTEX, and Cl-HC;
4. Sample well MW-4 quarterly for TPH-G and BTEX; and
5. Sample well MW-5 semi-annually for TPH-G, BTEX, and Cl-HC.

It is my understanding you plan to proceed as soon as possible, following approval of a workplan, with oxygenation of well MW-3. If the levels of benzene show a significant decrease following two additional sampling events, after implementation of oxygenation, a risk assessment may not be necessary for this site. To verify the effectiveness of oxygenation, additional borings may be required to collect grab groundwater samples near well MW-3.

If you have any questions, I can be reached at (510) 567-6762.

eva chu
Hazardous Materials Specialist

cc: Mark Jonas, 2815 Mitchell Dr, Ste 209, Walnut Creek 94598
files

paco1.2

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

R0320

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
80 Swan Way, Rm 200
Oakland, CA 94621
(510) 271-4530

StID 4245

July 1,1994

Mr. Mark Jonas
2815 Mitchell Dr, Suite 209
Walnut Creek 94598

Subject: Workplan Approval for Paco Pumps, 9201 San Leandro St. Oakland 94603

Dear Mr. Jonas:

I have completed review of Jonas & Associates' June 1994 Workplan for Installation of Monitoring Well 9MW5 for the above referenced site. The proposal to install a monitoring well downgradient of 9MW3 is acceptable. Field work should commence by **August 17, 1994.** Please notify this office at least 72 hours prior to the start of field activities. Quarterly monitoring/sampling of all wells should continue at this site until further notice.

Be advised, this department is requiring the adjacent site, St. Vincent de Paul, to conduct a groundwater investigation. We have not received a workplan for the proposed work, to date, but it is anticipated in the near future.

Since our office is in the midst of relocating, phone lines will not be available until the end of next week. In the meantime, I may be reached via (510) 271-4330, if you have any questions or comments.

Sincerely,

eva chu
Hazardous Materials Specialist

cc: John Lilla, Newflo Corp, 80 E. Sir Francis Drake Blvd, #1
Larkspur, CA 94939
files

paco1.2

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

R0320

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
80 Swan Way, Rm 200
Oakland, CA 94621
(510) 271-4530

StID 4245

May 4, 1994

Mr. John Lilla
Newflo Corporation
80 E. Sir Francis Drake Blvd, Suite 1
Larkspur, CA 94939

Subject: Additional Investigation at the Former Paco Pumps, Inc, 9201 San Leandro St., Oakland 94603

Dear Mr. Lilla:

I have completed review of Jonas & Associates' April 1994 Ground Water Monitoring Report for the above referenced site. This report summarized the results of groundwater sampling to date at the site.

At this time additional investigations are required to delineate the extent of the groundwater contaminant plume. Monitoring well MW-3 is detecting elevated levels of petroleum hydrocarbons (up to 40,000 ppb TPH-G, 2,900 ppb benzene), and low levels of chlorinated hydrocarbons. At least one well is required, downgradient from well MW-3. Please submit a workplan for this phase of the investigation **within 45 days of the date of this letter.**

Also, the next round of sampling should include the analysis for chlorinated hydrocarbons from all monitoring wells. This would help to assess whether chlorinated hydrocarbons are from an offsite source, and/or a common problem in the general vicinity.

Please be advised that this is a formal request for technical reports pursuant to Title 23, CCR, Section 2722(c). Any extensions of the stated deadlines, or modifications of the required tasks, must be confirmed in writing by this agency.

Should you have any questions about the content of this letter, please contact me at (510) 271-4530.

eva chu
Hazardous Materials Specialist

cc: Mark Jonas, 2815 Mitchell Dr, Suite 209, Walnut Creek 94598
files

paco1.1

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
80 Swan Way, Rm 200
Oakland, CA 94621
(510) 271-4530

R0320

StID 4245

October 7, 1993

Mr. Scott Liddicoat
Paco Pumps, Inc.
P.O.Box 12924
Oakland, CA 94604-2924

Subject: Quarterly Monitoring Reports for Paco Pumps, 9201 San Leandro St., Oakland 94603

Dear Mr. Liddicoat:

I have competed review of Jonas & Associates' April 26, 1993 Transmittal of Tables and Figure for Groundwater Sampling for the above referenced site. Groundwater sampling events took place in November 1992 and March 1993. Laboratory analyses confirm that groundwater is impacted by elevated levels of petroleum products.

To date, this office is not in receipt of documentation that the monitoring wells have been surveyed and that gradient has been established. Nor have we received any technical reports of groundwater sampling since March 1993.

At this time, you are directed to reinstate a quarterly schedule of well sampling and monitoring. Technical summary reports documenting each monitoring episode are also due quarterly. Please include gradient information and recommendations if the site can or should be remediated. This schedule shall continue until further notice.

If you have any questions, I can be reached at (510) 271-4530.

Sincerely,

eva chu
Hazardous Materials Specialist

cc: Mark Jonas, 1056 Dale Pl., Concord, CA 94518
files

paco1.1

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

R0320

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
80 Swan Way, Rm 200
Oakland, CA 94621
(510) 271-4530

StID 4245

October 20, 1992

Scott Liddicoat
Paco Pumps
29 Cheshire Ct
Alameda, CA 94501

Subject: Approval of Work Plan for 9201 San Leandro St., Oakland

Dear Mr. Liddicoat:

I have reviewed the Site Characterization Report and Work Plan dated October 16, 1992, prepared by Jonas and Associates, Inc., for the above referenced site. The work plan is acceptable and is approved for implementation. Field work should commence within 30 days of the date of this letter. A report must be submitted within 45 days after completion of this phase of work at the site.

If you have any questions or comments, please contact me at (510) 271-4530.

Sincerely,

Eva Chu
Hazardous Materials Specialist

cc: Rich Hiett, RWQCB
Mark Jonas, 1056 Dale Place, Concord 94518
Edgar Howell/files

paco1.0

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

May 11, 1992

Mr. Robert Elders
President
Paco Pumps, Inc.
P.O. Box 12924
845 92nd Ave.
Oakland, CA 94603

Re: Paco Pumps, 9201 San Leandro St., Oakland, CA 94603

Dear Mr. Elders:

I have reviewed the Soil Characterization Report of the stained asphalt/concrete area at the above referenced site dated October 30, 1991 that Jonas @ Associates submitted to this office. Although none of the metals in the soil exceeded the Total Threshold Limit Concentrations (TTLC), three did exceed ten times the Soluble Threshold Limit Concentrations (STLC). These were Chromium 57.8 mg/kg (STLC 5 mg/l), Nickel 348 mg/kg (STLC 20 mg/l) and Lead 85.4 mg/l). The STLC test will need to be conducted for these metals.

A deposit/refund cashier's check or money order for $450.00, made payable to the County of Alameda must be submitted to this office before we will perform any further work on this case.

If you have any questions, please contact Ron Owoarz at 271-4320.

Sincerely,

Larry Seto,
Senior Hazardous Materials Specialist

cc: Rich Hiett, RWQCB
Howard Hatayama, DTSC
Romena Jonas, Jonas @ Associates