

Jonas & Associates Inc.

-- PERMIT APPLICATION --
UNDERGROUND STORAGE TANK REMOVAL

PACO PUMPS INC.
9201 SAN LEANDRO STREET
OAKLAND, CALIFORNIA
June 8, 1992

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Project Specialist (print) Barney Chen *Bllo*

6/25/92 ch all the following provisions

Need to provide: A+B forms &

Site Map

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

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 ensure conformance with State and local laws. The project proposed here 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 change 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 PERMITS.

UNDERGROUND TANK CLOSURE PLAN

* * * Complete according to attached instructions * * *

1. Business Name PACO Pumps Inc.
Business Owner PACO Pumps, Inc.
 2. Site Address 9201 San Leandro Street
City Oakland, California Zip 94603-1237 Phone (510) 639-3323
 3. Mailing Address 9201 San Landro Street
City Oakland, CA Zip 94603-1237 Phone (510) 639-3323
 4. Land Owner PACO PUMPS Inc.
Address 9201 San Leandro Street City, State Oakland, CA Zip 94604
 5. Generator name under which tank will be manifested PACO Pumps Inc.
- EPA I.D. No. under which tank will be manifested CAD088772629

6. Contractor AFA Construction Inc.
Address 120 Somerset Drive
City Novato, CA 94945 Phone (415) 898-8592
License Type A&A Hazardous Substance ID# 632136
Removal & Remedial Actions Certifications

7. Consultant Jonas & Associates Inc.
Address 1056 Dale Place
City Concord, CA 94518 Phone (510) 676-8554

8. Contact Person for Investigation
Name Mark Jonas Title Hydrogeologist
Phone (510) 676-8554

9. Number of tanks being closed under this plan one
Length of piping being removed under this plan unknown
Total number of tanks at facility one

10. State Registered Hazardous Waste Transporters/Facilities (see instructions).

** Underground tanks are hazardous waste and must be handled **
as hazardous waste

a) Product/Residual Sludge/Rinsate Transporter
Name H&H Ship Service Co. EPA I.D. No. CAD004771168
Hauler License No. 0334 License Exp. Date 1-31-93
Address 220 China Basin
City San Francisco State CA Zip 94107

b) Product/Residual Sludge/Rinsate Disposal Site
Name Same as 10a EPA I.D. No. Same as 10a
Address Same as above
City _____ State _____ Zip _____

c) Tank and Piping Transporter

Name H&H Ship Service Co. EPA I.D. No. CAD004771168
Hauler License No. 0334 License Exp. Date 1-31-93
Address 220 China Basin
City San Francisco State CA Zip 94107

d) Tank and Piping Disposal Site

Name Same AS 10c EPA I.D. No. Same As 10c
Address Same AS 10c
City _____ State _____ Zip _____

11. Experienced Sample Collector

Name Mark Jonas
Company Jonas & Associates Inc.
Address 1056 Dale Place
City Concord State CA Zip 94518 Phone (510) 676-8554

12. Laboratory

Name Chromalab, Inc.
Address 2239 Omega Road #1
City San Ramon State CA Zip 94583
State Certification No. 1094

13. Have tanks or pipes leaked in the past? Yes [] No [X]

If yes, describe. Not Applicable

14. Describe methods to be used for rendering tank inert

Inert tank with 1.5 pounds of solid carbon dioxide (dry ice) for each 100 gallons of tank volume.

Before tanks are pumped out and inerted, all associated piping must be flushed out into the tanks. All accessible associated piping must then be removed. Inaccessible piping must be plugged.

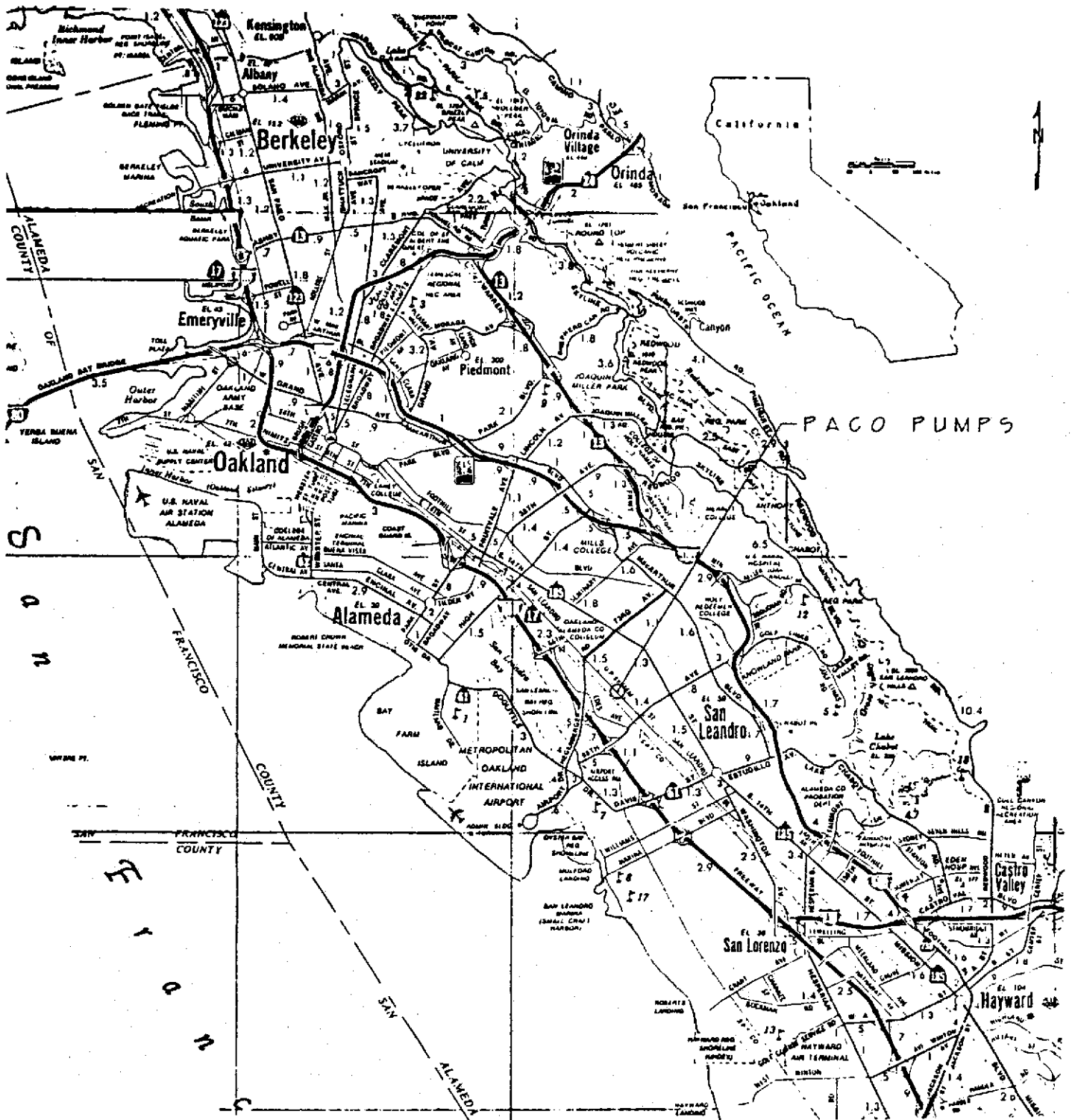
The Bay Area Air Quality Management District (771-6000), along with local Fire and Building Departments, must also be contacted for tank removal permits. Fire departments typically require the use of explosion proof combustible gas meters to verify tank inertness. It is the contractor's responsibility to bring a working combustible gas meter on site to verify tank inertness.

15. Tank History and Sampling Information

Tank		Material to be sampled (tank contents, soil, ground-water, etc.)	Location and Depth of Samples
Capacity	Use History (see instructions)		
550 gallons	Unknown	Soil <i>groundwater if encountered</i>	beneath the tank at a maximum of two feet below the native soil/backfill interface.

One soil sample must be collected for every 20 feet of piping that is removed. A ground water sample must be collected should any ground water be present in the excavation.

Figure 1-
Drawing PC0217-10/91-1-1
Number



Regional Location
PACO PUMPS
Oakland, California

Prepared by
JONAS AND ASSOCIATES INC.

Date: 10-1-1991
Scale as shown

Figure 1

Drawing Number
PC0217-10/91-1-1

Drawn by
M. J.
Checked by
10-11-1991
Approved by

Drawn by

A.J. 5-8-1992

Checked by
Approved by

Drawing Number PC0220-5/92-T1

Figure 2

Central Pacific Railroad

GATE

GATE

GATE

GATE

GATE

GATE

GATE

GATE

San Leandro Street

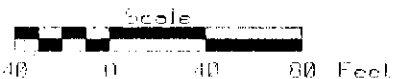
PACO PUMPS INC.

550 Gallon Gasoline Underground Storage Tank



notes:

Location of 550 gallon tank from 1954 Factory Insurance Association Map - File No. P-629. Tank location is approximate.



Tank Location
PACO Pumps
9201 San Leandro Street
Oakland, California

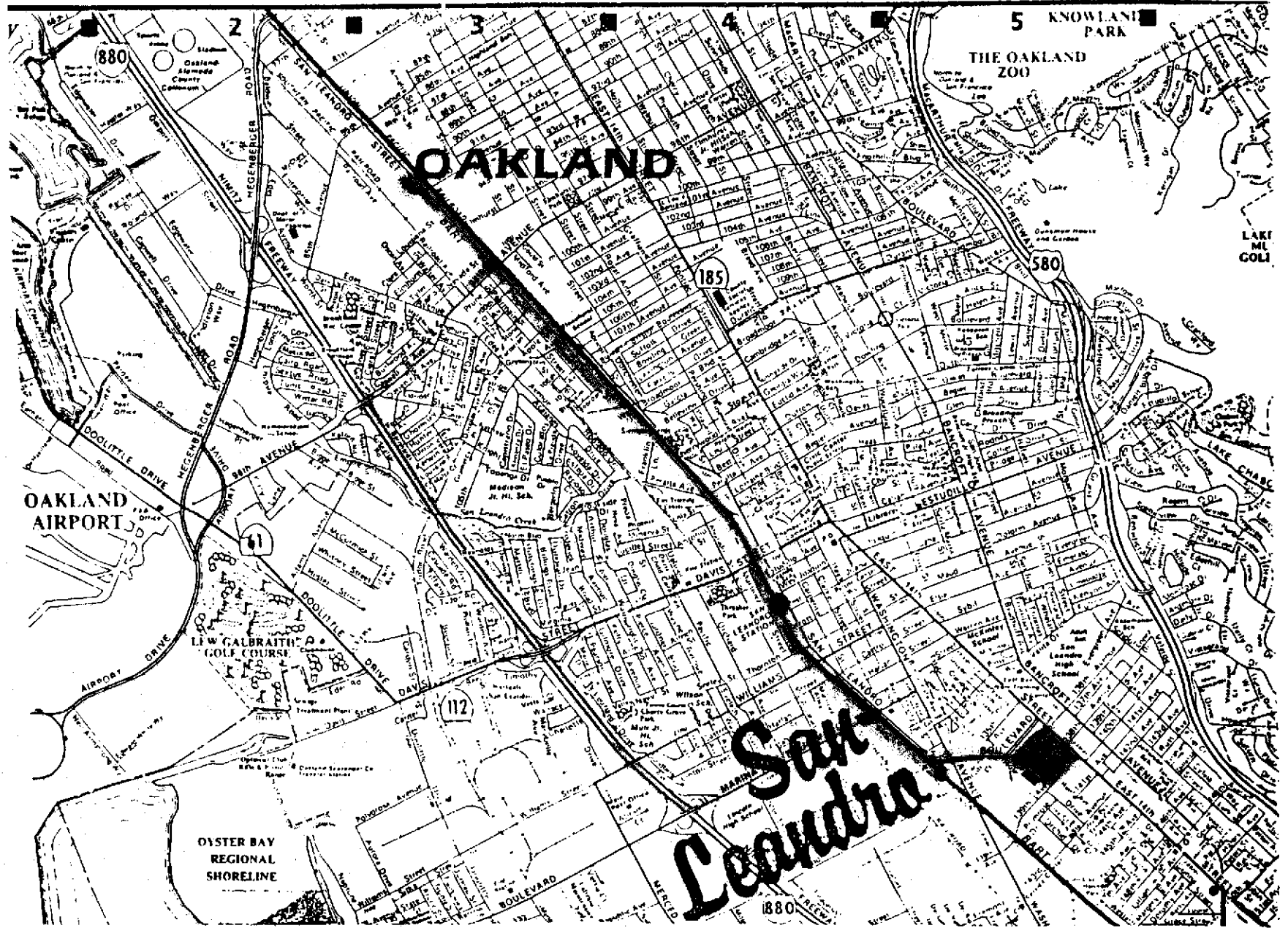
Prepared by

JONAS & ASSOCIATES INC.

Date: 5-8-1992
Locations Approx.

Figure 2

Drawing Number
PC0220-5/92-T1



Drawing Number PC0218-6/92-hr-1

FIGURE 3



PACO PUMPS, INC.
 9201 San Leandro Blvd.
 Oakland, California

HOSPITAL ROUTE
 Prepared by
 JONAS & ASSOCIATES INC.

Date: 6-2-1992

Figure 3

Drawing Number
 PC0218-6/92-HRI

Excavated/Stockpiled Soil	
Stockpiled Soil Volume (Estimated)	Sampling Plan <i>Stockpile to be analyzed appropriately depending on disposal method</i>

Stockpiled soil must be placed on bermed plastic and must be completely covered by plastic sheeting.

16. Chemical methods and associated detection limits to be used for analyzing samples

The Tri-Regional Board recommended minimum verification analyses and practical quantitation reporting limits should be followed. See attached Table 2.

Contaminant Sought	EPA, DHS, or Other Sample Preparation Method Number	EPA, DHS, or Other Analysis Method Number	Method Detection Limit
TPH G	GCFID 5030	8015	<i>Soil</i> 1.0 ppm
TPH D	GCFID 3550	8015	1.0 ppm
BTX&E	5030	8020	5.0 ppb
Oil & Grease	5520	5520	10.0 ppm
<i>Note: analysis parameters may change depending on former contents of tank. i.e. if waste oil, add'l parameters will be required.</i>			

17. Submit Site Health and Safety Plan (See Instructions)

18. Submit Worker's Compensation Certificate copy

Name of Insurer State Fund Compensation Insurance

19. Submit Plot Plan (See Instructions)

20. Enclose Deposit (See Instructions)

21. Report any leaks or contamination to this office within 5 days of discovery. The report shall be made on an Underground Storage Tank Unauthorized Leak/Contamination Site Report form. (see Instructions)

22. Submit a closure report to this office within 60 days of the tank removal. This report must contain all the information listed in item 22 of the instructions.

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 Safety and Health Administration) requirements concerning personnel health and safety.

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.

Once I have received my stamped, accepted closure plan, I will contact the project Hazardous Materials Specialist at least three working days in advance of site work to schedule the required inspections.

Signature of Contractor

Name (please type) Mark Jonas, Jonas & Associates Inc.

Signature *Mark Jonas*

Date 6/8/92

Signature of Site Owner or Operator

Name (please type) Scott Liddicoat

Signature *Scott Liddicoat*

Date 6/8/92

ALAMEDA COUNTY HAZARDOUS MATERIALS DIVISION
Declaration of Site Account Refund Recipient

SITE OWNER FILLS OUT PER SITE

-- OPTIONAL --

The property owner will use this form to designate someone other than him- or her- self to receive any refund due at the completion of all deposit/refund projects at the site listed below. In the absence of this form, the property owner will receive any refund. Only one person at any one time may be designated to receive any refund.

SITE NUMBER/ADDRESS:

PROPERTY OWNER

5675

Site Number

PACO PUMPS INC.

Company Name

PACO PUMPS INC./NEWPAC Industries

Owner's Name

9201 San Leandro Street

Street Address

845 92nd Avenue

Owner's Address

Oakland, CA 94603-1237

City

Zip Code

Oakland, CA 94604

Owner's City

State

Zip

I designate the following person to receive any refund due at the completion of all deposit/refund projects:

Jonas & Associates Inc.

Name

1056 Dale Place

Street Address

Concord, CA 94518

City / Zip

Scott J. ...
Property Owner Signature

6/8/92
Date

APCO Pumps Inc./NEWPAC Industries

Property Owner Name

RETURN FORM TO: Alameda County, Hazardous Materials Div.
80 Swan Way, Rm 200
Oakland, CA 94621-1439
Phone: (510) 271-4320

Section 2.0
Jonas & Associates Inc. Site Health and Safety Plan

JONAS & ASSOCIATES INC.

SITE HEALTH AND SAFETY PLAN

1.0 GENERAL INFORMATION

Site Name: PACO Pumps Inc.
9201 San Leandro Street
Oakland, California 94603-1237

Project Number: PCO-221-01-UST

Proposed Onsite Activity (describe as tasks if applicable):

Activities to be performed will include removal of one (1) tank, sampling of soil and, if necessary, groundwater. Subcontractors will be performing the actual removal of the tank. During these activities, the staff from Jonas & Associates will collect samples and provide general field supervision of on-site work.

Proposed On Site Work Staff (Roles and Responsibilities):

Mark Jonas representing Jonas & Associates will act as general field supervisor and perform work necessary to collect samples for analysis.

Proposed Work Dates (by task if applicable):

It is currently anticipated that work will start around June 15, 1992 and continue work through to completion, possibly for one consecutive week of work.

Site Location (attach a map):

9201 San Leandro Street, Oakland, CA 94603-1237
(See Figures 1 and 2)

Directions to Site:

The PACO Pumps facility can be reached by taking the Hegenberger Road heading toward the Oakland Airport, exiting on San Leandro Street and Left onto San Leandro Street. PACO Pumps is on the right hand side of the San Leandro Street near 92nd Avenue.

Jonas & Associates Inc.

Site Contact:

Phone:

Mr. Scott Liddicoat
Manufacturing Supervisor
PACO Pumps Inc.

(510) 639-3323

Other Contacts:

Phone:

None

Original Plan or Modification?: Original Plan

2.0 SITE BACKGROUND

PACO Pumps, Inc. is located at 9201 San Leandro Street, in the City of Oakland, Alameda County, California. This parcel is approximately 4.8 acres in size with approximately 92,240 square feet of office and manufacturing space. It is bounded to the north by Q.A. Products Inc., to the west by the Central Pacific Railroad, to the south by St. Vincent de Paul Resale Shop, and to the east by San Leandro Street, the Bay Area Transit (BART) and Western Pacific Railroad (WPRP).

PACO Pumps has been operating at this facility since 1945. Currently the facility is on sale; therefore, has been vacated. Previously, PACO Pumps manufactured pumps at this facility.

A recent site characterization of the facility identified an underground storage tank adjacent to the drill shop. The exact location of the tank is yet unknown. Prior to the initiation of the tank removal activities, Jonas & Associates and its subcontractors will perform a detailed site investigation for the purpose of locating the tank. Apparently this tank must have been installed by the prior owners of the property.

Past Hazardous Materials Activity: Storage and usage of waste paint, lacquer thinner, solvent, spent coolant, rags, pump testing wastewater, grinding fluid, empty product drums, grinding paper, and metal scraps.

Current Hazardous Materials Activity: None

Waste Disposal Methods: When the facility was active, waste was stored onsite. Once per quarter waste is transported offsite by a licensed hauler to licensed treatment/storage/disposal facility.

Regulatory History: Not Applicable.

Physical Features: Site topography is level.

Surrounding Land Use/Population: Urban, industrial area. Rail Road tracks west of site.

Nearby Receiving Waters: San Leandro Creek is located approximately 1.74 miles west and south of the site, and San Francisco Bay is located approximately 3.77 miles west of the site.

3.0 SITE RESOURCES

Water: Available

Phone: Available

Safety Equipment: Fire extinguisher.

Other:

4.0 POTENTIAL HAZARDOUS MATERIALS PRESENT ONSITE WITHIN THE VICINITY OF UNDERGROUND STORAGE TANK

Type: None

Solid () Liquid () Gas () Other () Describe:

Characteristics:

Corrosive () Flammable () Reactive () Toxic ()

Radioactive () Volatile () Infectious ()

Unknown ()

5.0 HAZARD EVALUATION

Hazard Level: High () Moderate () Low (X)

Unknown ()

Hazards of Concern: Heat () Cold () Noise (x)
 Oxygen Deficient () Explosion (x) Fire ()
 Confined Space () Heavy Equipment (x) Utilities ()
 Other (Define) ()

Exposure Routes: Dermal (x) Inhale (x) Ingest (x)

6.0 TOXICITY DATA

Chemical	TLV	IDLH	Exposure Effects
Benzene	10 ppm	2,000 ppm	Acute: Mucous membrane irritant, CNS effects, headache, dermatitis. Chronic: blood and bone marrow damage, carcinogen.
Toluene	100 ppm	2,000 ppm	Acute: Dermatitis, irritation to eyes and respiratory system, CNS depression. Chronic: Enlarged liver, anemia.
Xylene	100 ppm	10,000 ppm	Acute: Dermatitis, eye and respiratory system irritant, narcotic, nausea. Chronic: Effects liver, kidney and blood.
Ethylbenzene	100 ppm	2,000 ppm	Acute: Irritant to mucous membrane, cause headache, dermatitis, narcotic. Chronic: CNS damage.
Oil & Grease, Petroleum Hydrocarbons	None specified	None specified	Acute: Dermatitis.

7.0 PERSONAL PROTECTION (specify by task if applicable)

Level of Protection: Modified Level D

Respiratory Protection: The following Health & Safety equipment will be available on site for potential usage: Ultra Twin respirator, full-face, with organic vapor cartridges and particulate filters.

Protective Clothing: The following Health & Safety equipment will be available on site for potential usage: Poly laminated Tyvek coveralls, nitrile gloves, steel-toed boots, hard hat, eye protection, ear protection.

Field Monitoring Equipment:

Instrument	Proposed Use	Action Guidelines
Gas Tech	Monitor combustible gases in work space. Determine whether tanks have been inerted.	At equal to or greater than 10%LEL: ventilate work area, tank cannot be moved.

Site Control: All work areas will be posted with warning signs regarding prohibition of welding, smoking, and sources of ignition in areas of tanks. The public will be restricted from the area, with specific concern for any open excavations that are not immediately backfilled.

Site Entry Procedures: Decontamination area will be established. Prior to leaving site all equipment and personnel will undergo decontamination.

Work Limitations: Four hours work/fifteen minute break.

Decontamination (Equipment/Personnel):

Equipment: manual scrub, steam cleaning, deionized water rinse.

Personnel: wash hands, dispose of tyvek, gloves.

Disposal of Contaminated Equipment/Refuse: All contaminated equipment or refuse will be held onsite and covered with a plastic sheet until laboratory analyses are completed, at which time they will be disposed of properly according to analytical findings.

8.0 EMERGENCY INFORMATION

Emergency Contacts:

Police - 911

Fire - 911

Ambulance - 911

Hospital - (510) 357-6500, Humana Hospital - 13855 East 14 Street San Leandro, California.

National Response Center - 1-800-424-8802

Chemtrec - 1-800-424-9300

J & A Health & Safety Officer - 510-676-8554

Other - Scott Liddicoat, PACO PUMPS INC. (510) 639-3323

Route to Hospital (Describe below and attach map): 880 East, exit on Marina Blvd East Turnoff, Right of San Leandro Blvd., Cross Washington, and Right on Rose Drive to Humana Hospital (see Figure 1-3).

Procedures for Evacuation and Protection of Public:

Public will be restricted from area of tank removal/closure. Decontamination rinse water, disposed decontamination equipment (e.g., tyveks), and any material generated during project will be stored onsite pending laboratory analytical results.

Evacuation will be directed by the PACO Pumps Inc. emergency Coordinator, who will be immediately contacted in the event of an emergency.

9.0 PLAN APPROVAL

This site health and safety plan has been written for the exclusive use of Jonas & Associates Inc., its employees and subcontractors. Jonas & Associates claims no responsibility for others, use of the plan. The plan is written for the site conditions, dates, and personnel specified and must be amended if conditions change.

Plan Prepared By: _____
Romena Jonas, Project Manager

Date: March 30, 1992

Approved By: _____
Mark Jonas
Health and Safety Officer

Date: March 30, 1992

10.0 EMPLOYEE CERTIFICATION

By my signature, I certify that I have read, understand, and will abide by, the health and safety plan for the PACO Pumps facility.

Name (print)	Signature	Company	Date
Mark Jonas		Jonas & Associates	3/30/92
Romena Jonas		Jonas & Associates	3/30/92

STATE OF CALIFORNIA
STATE AND CONSUMER SERVICES AGENCY CONTRACTORS STATE LICENSE BOARD



Building Quality



HAZARDOUS SUBSTANCES REMOVAL AND REMEDIAL ACTIONS CERTIFICATION

Pursuant to the provisions of Section 7058.7 of the Business and Professions Code, the Registrar of Contractors does hereby certify that the following qualifying person has successfully completed the hazardous substances removal and remedial actions examination.

Qualifier: HOMER JOHNSTONE

License No.: 632136

Business Name: AFA CONSTRUCTION INC.

WITNESS my hand and official seal this

6th day of MAY, 1992

Dana R. Phillips
Registrar of Contractors

1510680511 P.05

This certification is the property of the Registrar of Contractors, is not transferable, and shall be returned to the Registrar upon demand when suspended, revoked, or invalidated for any reason.

A 4859



CONTRACTORS STATE LICENSE BOARD



License Number

Entity

632136

CORP

Name/Namestyle

A F A CONSTRUCTION INC

Classification(s)

A B

Expiration Date

11/30/93

If found, please drop in any mail box.

Postage guaranteed by:
Contractors State License Board
P.O. Box 26000
Sacramento, CA 95826

This license is the property of the Registrar of Contractors, is not transferrable,
and shall be returned to the Registrar upon demand when suspended,
revoked or invalidated for any reason.
It becomes void if not renewed.

Any change of business address must be reported to the Registrar within 90 days.

Licensee Signature

**STATE
COMPENSATION
INSURANCE
FUND**

P.O. BOX 807 SAN FRANCISCO CA 94101-0807

CERTIFICATE OF WORKERS' COMPENSATION INSURANCE

ISSUE DATE: 05-30-92

POLICY NUMBER 1193350 - 92
CERTIFICATE EXPIRES: 05-30-93

**JONAS & ASSOCIATES INC.
1056 DALE PLACE
CONCORD CA 94518**

This is to certify that we have issued a valid Workers Compensation insurance policy in a form approved by the California Insurance Commissioner to the employer named below for the policy period indicated.

This policy is not subject to cancellation by the Fund except upon 10 days' advance written notice to the employer.

We will also give you 10 days' advance notice should this policy be cancelled prior to its normal expiration.

This certificate of insurance is not an insurance policy and does not amend, extend or alter the coverage afforded by the policies listed herein. Notwithstanding any requirement, term, or condition of any contract or other document with respect to which this certificate of insurance may be issued or may pertain, the insurance afforded by the policies described herein is subject to all the terms, exclusions and conditions of such policies.


PRESIDENT

EMPLOYER'S LIABILITY LIMIT: \$3,000,000.00 PER OCCURRENCE.

EMPLOYER

LEGAL NAME

JONAS AND ASSOCIATES INC
1056 DALE PL
CONCORD CA 94518

JONAS AND ASSOCIATES INC