RO 411

May 4, 2005

Barney M. Chan
ENVIRONMENTAL HEALTH SERVICES
Environmental Protection
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

Subject: Fuel Leak Case RO0000411, 1009 66th Ave., Oakland, CA 94621

Dear Barney,

It is my understanding that ACHCS is in communication with the State's Department of Toxic Substances Control regarding the matter expressed in your March 29, 2005 letter to Richard Anderson and me.

Pending the outcome of these discussions, we will await further correspondence from ACHCS.

Thank you,

Steve Boyd
President, PEMCO
137 Fiesta Circle
Orinda, CA 94563

Steve Boyd
137 Fiesta Circle
Orinda, CA 94563

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Environmental Protection
1131 Harbor Bay Parkway, Suite 250
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RO411

May 4, 2005

Mr. Barney M. Chan
Environmental Health Services
Environmental Protection
1131 Harbor Bay Parkway, Suite 250
Alameda, California 94502-6577

RE: 1009 66th Avenue, Oakland, CA 94621

Dear Mr. Chan:

It is our understanding that ACHCS is in communication with the State's Department of Toxic Substances Control regarding the matter expressed in your March 29, 2005 letter to us.

Pending the outcome of the discussions, we will await further correspondence from ACHCS.

Thank you.

Sincerely,

Richard R. Anderson
Modad Properties LLC

MOUND PROPERTIES, LLC
561 47TH ST.
OAKLAND, CALIF. 94609

OAKLAND CA 945
PM
05 MAY

Mr. Barney M. Chan
Enviromental Health Services
Environmental Protection
1131 Harbor Bay Parkway, Suite 250
Alameda, California 94502-6577

94502+6540

Chan, Barney, Env. Health

From: Stephanie Blanco [sblanco@dtsc.ca.gov]
Sent: Tuesday, April 12, 2005 10:42 AM
To: Chan, Barney, Env. Health
Subject: Fwd: Aspire Data

Attachments: Aspire Data for Meeting

Aspire Data
for Meeting

barney:

I have forwarded you the zip file which has the complete tables, figures, and risk assessment for the Aspire PEA.

Just FYI, tomorrow, DTSC is holding a meeting with Aspire schools to discuss characterization (supplemental site investigation) of the site.

If you have any questions with the information provided, please contact me directly. Thanks.

Stephanie Blanco
Hazardous Substances Scientist
Cal-EPA, Department of Toxic Substances Control School Property Evaluation and Cleanup Division Cypress Office
5796 Corporate Avenue
Cypress, CA 90630
phone:(714) 484-5433
fax:(714) 484-5302
email: sblanco@dtsc.ca.gov

2041

Chan, Barney, Env. Health

From: Gary Norton [nortongd@tdl.com]
Sent: Friday, April 01, 2005 6:52 AM
To: Chan, Barney, Env. Health
Subject: PEM

Barney,

Information from Steve Boyd.

Gary,
TEA, Inc.

Steve,

I have spoken with Charles Robitaille, the director of real estate for Aspire Public Schools who will be the occupant of the property. When this transaction closes the actual purchaser will be Oakland Unified School District and the District will work with the County and DTSC on this issue at that time.

Elizabeth
Elizabeth K. Sanborn
Benchmark Realty Advisors
831-662-9200
831-662-9210 (fax)
831-402-3900 (mobile)

Marcia and Steve Boyd wrote:
Hi Elizabeth,

Here's the email I spoke with you about from our Environmental Consultant,
Gary Norton.

Sincerely,
Steve Boyd
----- Original Message -----
From: "Gary Norton" <nortongd@tdl.com>
To: "Rand Perry" <RandPerry@comcast.net>; "Steve Boyd" <SandMBoyd@comcast.net>
Sent: Tuesday, March 29, 2005 8:15 AM
Subject: PEM- Alameda County Health

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

SENT 03-30-05

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

March 29, 2005

Mr. Richard Anderson
Modad Properties LLC
561 Fourth St., Oakland, CA 94607-3558

Mr. Stephen Boyd
137 Fiesta Circle
Orinda, CA 94563

Dear Messrs. Anderson and Boyd:

Subject: Fuel Leak Case RO0000411, 1009 66th Ave., Oakland, CA 94621

Alameda County Environmental Health has recently reviewed the case file for the subject and determined that additional information is necessary to progress your site towards closure. We are aware that the Department of Toxics Substances Control (DTSC) is also investigating the site in the interest of approving the site's development into a school. It is our agency's intention to work with and share technical information with DTSC so that both agencies goals can be met in a timely manner. We are concerned with the high levels of the gasoline oxygenate methyl tertiary butyl ether (MTBE) and the lack of sufficient data to appropriately characteriize your site. We request that you complete a three-dimensional soil and groundwater investigation provide a proposal for cleanup of soil and groundwater contamination. Please address the following technical comments and submit the technical reports requested below.

TECHNICAL COMMENTS

1. Regional Geologic and Hydrogeologic Study

The purpose of a regional geologic and hydrogeologic study is to identify the geologic and hydrogeologic setting in the vicinity of your site. This data is then used to develop your initial Site Conceptual Model (SCM) requested below, and determine the appropriate scope of investigation activities.

We request that you perform a study of the regional geologic and hydrogeologic setting of your site by reviewing the available technical literature for the area. Background information for your review includes but is not limited to regional geologic maps, United States Geological Survey (USGS) technical reports and documents, Department of Water Resources (DWR) Bulletins, Regional Water Quality Control Board reports on the groundwater basin, data from contaminant investigations in the area, etc.

Provide a narrative discussion of the regional geologic and hydrogeologic setting obtained from your background study. Use photocopies of regional geologic maps, groundwater contours, cross-sections, etc., to illustrate your results and include a list of technical references you reviewed. Report your results in as part of your SCM in the Work Plan requested below.

2. Preferential Pathway Study

The purpose of the preferential pathway study is to locate potential migration pathways and potential conduits and determine the probability of the plume encountering preferential pathways and conduits that could spread the contamination. Of particular concern is the identification of abandoned wells and improperly-destroyed wells that can act as conduits to deeper water bearing zones.

We request that you perform a conduit study that details the potential migration pathways and potential conduits (utilities, storm drains, etc.) that may be present in the vicinity of the site. Provide a map showing the location and depth of all utility lines and trenches including sewers and storm drains within and near the plume area.

The conduit study shall include a well survey of all wells (monitoring and production wells: active, inactive, standby, destroyed (sealed with concrete), abandoned (improperly destroyed); and dewatering, drainage, and cathodic protection wells) within a 1/2 mile radius of the subject site. As part of your detailed well survey, please perform a background study of the historical land uses of the site and properties in the vicinity of the site. Use the results of your background study to determine the existence of unrecorded/unknown (abandoned) wells, such as old deep agricultural wells, that can act as pathways for migration of contamination at and/or from your site. Please review historical maps such as Sanborn maps, aerial photos, etc., when performing the background study. Provide a map(s) showing the location of all wells identified in your study, use data tables to report the data collected as part of your survey.

Using the results of your conduit study and data from previous investigations at the site you are to develop the initial three-dimensional conceptual model of site conditions. You are to use this initial conceptual model to determine the appropriate configuration for sampling points in the Soil and Water Investigation phase of work at this site and propose these in your work plan requested below. Discuss your analysis and interpretation of the results of the conduit study and report your results in the Work Plan.

3. Soil and Groundwater Investigation/Contaminant Plume Definition

When the 2000 gallon gasoline UST was removed at this site in 3/95, impacted soil as well as groundwater with free product gasoline concentrations (290 mg/l) was detected. MTBE was not run on either soil or groundwater samples. The 4/95 geoprobe investigation detected soil contamination in the northeast and southwest directions from the former tank pit, however, it appears that only the southwest component of this plume was further investigated. It appears that the existing Parts warehouse to the west and the apartment dwellings to the immediate north limited the excavation and investigation in these directions. Please provide a clear figure indicating the location, depth and residual concentrations of contaminants of post-excavation samples in the work plan requested below. Upon the installation of MW-4 in 9/98, MTBE was detected at elevated levels in soil (15.5' at 3.8 ppm) and in groundwater, 26 mg/l (EPA Method 8020). Gasoline concentration in groundwater was detected at 170 mg/l, near free product levels. It is noted that MW-4, is screened from 15-25', across the highest MTBE impacted zone. This well

has historically had elevated TPHg, BTEX and MTBE concentrations in groundwater, while the other wells have had low levels of these contaminants. The last (2/26/2003) groundwater monitoring event indicates the presence of up to 63,000 ppb TPHg and 8100, 4400, 1900, 8200, 30,000 ppb benzene, toluene, ethyl benzene, xylenes and MTBE, respectively in this well. Results of investigation work performed at the site to date are insufficient to characterize the nature and extent of soil and groundwater contamination at the site and explain the observed site conditions. Investigation work to date lacks sufficient site coverage and depth discrete analytical results to evaluate your site. In addition, permeable strata could be preferred pathways for off site migration of dissolved contaminants.

The purpose of contaminant plume definition is to determine the three-dimensional extent of contamination in soil and groundwater from the release at your site, which is undefined.

MTBE is highly soluble and very mobile in groundwater and is not readily biodegradable. Conventional monitoring well networks currently installed at fuel leak sites are generally insufficient to properly locate and define the extent of MTBE plumes. Thus, the positioning of current monitoring well networks can miss the MTBE plume core, and the monitoring well's design can incorrectly reflect the severity of the release. Therefore, we request that you perform a detailed, expedited site assessment using depth discrete sampling techniques on borings installed along transects to define and quantify the full three-dimensional extent of MTBE, Total Petroleum Hydrocarbons, Benzene, and other contamination in groundwater.

A substantial part of your plume(s) should be defined with one mobilization by using expedited site assessment techniques at your site. The appropriately-qualified professionals performing field work at your site will be using the data obtained from the field work to refine the initial three-dimensional conceptual model of site conditions developed during the conduit study and review of background information. Using expedited site assessment techniques, the appropriately-qualified professionals are to analyze the field data as it is collected, refine the conceptual model as new data is produced and evaluated, and modify the sampling and analysis program as needed, filling data gaps and resolving anomalies prior to demobilization.

Expedited site assessment tools and methods are a scientifically valid and cost-effective approach to fully define the three-dimensional extent of the plume. Technical protocol for expedited site assessments are provided in the U.S. Environmental Protection Agency's (EPA) "Expedited Site Assessment Tools for Underground Storage Tank Sites: A Guide for Regulators" (EPA 510-B-97-001), dated March 1997.

Provide your proposal for performing this work in the work plan requested below. Report the results of your investigation in the Soil and Water Investigation (Results of Expedited Site Assessment) Report requested below.

Please note, we request that you immediately pursue any off-site access agreements that you may need to complete your investigation activities. Please notify our office if you have difficulty in obtaining off-site access.

4. Characterization of Local Hydrogeology and Groundwater Flow Conditions

The purpose of this characterization is to understand the physical and geochemical characteristics of the subsurface, which may affect groundwater flow, the breakdown (fate), migration (transport), and the distribution of contaminants through the subsurface. Additionally, factors such as water level fluctuations, gradient changes, local hydrogeology, groundwater extraction, and groundwater recharge activities (natural and artificial) can significantly alter groundwater flow conditions.

We request that you properly characterize the hydrogeology and groundwater flow conditions in the vicinity of your site. During SWI activities, we request that you gather detailed lithologic information using borings, cone penetrometer, etc. We recommend that you continuously core borings at this site and prepare detailed boring logs. We require that you prepare the following: detailed cross-section and rose diagrams for groundwater gradient. The rose diagram shall be plotted on groundwater contour maps and updated in all future reports submitted for your site. Include plots of the contaminant plumes on your maps, cross-sections, and diagrams.

Report your results in the Soil and Water Investigation (Results of Expedited Site Assessment) Report and the Soil and Water Investigation Completion Report requested below.

5) Project Approach and Investigation Reporting

We anticipate that characterization and remediation work in addition to what is requested in this letter will be necessary at and up-gradient from your site. Considerable cost savings can be realized if your consultant focuses on developing and refining a viable Site Conceptual Model (SCM) for the project. A SCM is a set of working hypotheses pertaining to all aspects of the contaminant release, including site geology, hydrogeology, release history, residual and dissolved contamination, attenuation mechanisms, pathways to nearby receptors, and likely magnitude of potential impacts to receptors. The SCM is used to identify data gaps that are subsequently filled as the investigation proceeds. As the data gaps are filled, the working hypotheses are modified, and the overall SCM is refined and strengthened. Subsurface investigations continue until the SCM no longer changes as new data are collected. At this point, the SCM is said to be "validated." The validated SCM then forms the foundation for developing the most cost-effective corrective action plan to protect existing and potential receptors.

When performed properly, the process of developing, refining and ultimately validating the SCM effectively guides the scope of the entire site investigation. We have identified, based on our review of existing data, some initial key data gaps in this letter and have described several tasks that we believe will provide important new data to refine the SCM. **We request that your consultant develop a SCM for this site, identify data gaps, and propose specific supplemental tasks for future investigations.** There may need to be additional phases of investigations, each building on the results of the prior work, to validate the SCM. Characterizing the site in this way will improve the efficiency of the work and limit its overall cost.

The SCM approach is endorsed by both industry and the regulatory community. Technical guidance for developing SCMs is presented in API's Publication No. 4699 and EPA's Publication No. EPA 510-B-97-001 both referenced above; and "Guidelines for Investigation and Cleanup of

MTBE and Other Ether-Based Oxygenates, Appendix C," prepared by the State Water Resources Control Board, dated March 27, 2000.

The SCM for this project shall incorporate, but not be limited to, the following:

a) A concise narrative discussion of the regional geologic and hydrogeologic setting obtained from your background study. Include a list of technical references you reviewed, and copies (photocopies are sufficient) of regional geologic maps, groundwater contours, cross-sections, etc.

b) A concise discussion of the on-site and off-site geology, hydrogeology, release history, source zone, plume development and migration, attenuation mechanisms, preferential pathways, and potential threat to downgradient and above-ground receptors. Be sure to include the vapor pathway in your analysis. Maximize the use of large-scale graphics (e.g., maps, cross-sections, contour maps, etc.) and conceptual diagrams to illustrate key points. Include structural contour maps (top of unit) and isopach maps to describe the geology at your site.

c) Identification and listing of specific data gaps that require further investigation during subsequent phases of work.

d) Proposed activities to investigate and fill data gaps identified above.

e) The SCM shall include an analysis of the hydraulic flow system at and downgradient from the site. Include rose diagrams for groundwater gradients. The rose diagram shall be plotted on groundwater contour maps and updated in all future reports submitted for your site. Include an analysis of vertical hydraulic gradients. Note that these likely change due to seasonal precipitation and pumping.

f) Temporal changes in the plume location and concentrations are also a key element of the SCM. In addition to providing a measure of the magnitude of the problem, these data are often useful to confirm details of the flow system inferred from the hydraulic head measurements. Include plots of the contaminant plumes on your maps, cross-sections, and diagrams.

Report the information discussed above in your initial SCM and include it in the Work Plan requested below. Include updates to your SCM in the Soil and Water Investigation (Results of Expedited Site Assessment) Report requested below.

6) Interim Remediation

This section requests that you initiate interim remediation at your site. Please note that additional remediation may be required in the future based upon the results of additional investigation work at and near your site.

9. **Groundwater Contaminant Plume Monitoring**

The purpose of groundwater contaminant plume monitoring is to determine the three-dimensional movement of the plume, the rate of plume growth, and the effectiveness of cleanup activities.

Once the extent of the plume is defined, we request that you install permanent monitoring wells and/or monitoring well clusters (screened at appropriate discrete depths with appropriate length of screen) and piezometers to monitor the three-dimensional movement of the plume. We request that you use the detailed cross-sections, structural contours, isopachs, and rose diagrams for groundwater gradient developed during Task 3 above, to determine the appropriate locations and designs for monitoring wells/well clusters and piezometers that are needed to appropriately monitor the three-dimensional movement of the plume. To appropriately evaluate your site, your monitoring wells/well clusters will need to be screened in the permeable zones with screen lengths that match the stratigraphic sequence. Generally, these screened intervals will not be greater than 10 feet in length. The number of piezometer/wells should be sufficient to evaluate all permeable zones. Include your proposal for the installation of wells/piezometers in the work plan requested below.

We request that you monitor the groundwater contaminant plumes on a quarterly basis. Additional wells may be required to define the extent of the plume. Discuss the results of your plume monitoring in the Quarterly Reports requested below. We request that Quarterly Reports contain all of the following: a discussion of the results of your plume monitoring, an evaluation of the stability of your plume and recommendations for the installation of additional wells if your evaluation indicates your plume is migrating.

10. **Corrective Action Plan**

The purpose of the CAP is to use the information obtained during investigation activities to propose cost-effective final cleanup objectives for the entire contaminant plume and remedial alternatives for soil and groundwater that will adequately protect human health and safety, the environment, eliminate nuisance conditions, and protect water resources.

A CAP for the final cleanup of contamination (MTBE, petroleum products, and associated blending compounds and additives) in soil and groundwater caused by an unauthorized release at your site will be requested upon completion of your Soil and Water Investigation in accordance with the schedule specified below. The CAP shall address at least two technically and economically feasible methods to restore and protect beneficial uses of water and to meet the cleanup objectives for each contaminant established in the CAP. The CAP must propose verification monitoring to confirm completion of corrective actions and evaluate CAP implementation effectiveness.

TECHNICAL REPORT REQUEST

Please submit technical reports to our office, according to the following schedule:

- **45 days from date of this letter** - Work Plan for completion of Soil and Water Investigation with results of completed preferential pathway study with detailed well survey

- **110 days from Work Plan Approval** – Soil and Water Investigation (Results of Expedited Site Assessment) Report.
- **180 days from submittal of Soil and Water Investigation (Results of Expedited Site Assessment) Report** - Soil and Water Investigation Completion Report
- **90 days after submittal of Soil and Water Investigation Completion Report** - Corrective Action Plan
- **April 15, 2005** - Quarterly Report for the First Quarter 2005
- **July 15, 2005** - Quarterly Report for the Second Quarter 2005
- **October 15, 2005** - Quarterly Report for the Third Quarter 2005
- **January 15, 2006**- Quarterly Report for the Fourth Quarter 2005

We request that all required work be performed in a prompt and timely manner. We have proposed a schedule for the submittal of the SWI Report and the CAP. Revisions to the proposed schedule shall be requested in writing with appropriate justification for anticipated delays.

PERJURY STATEMENT AND PROFESSIONAL CERTIFICATION

All work plans, technical reports, or technical documents submitted to this office must be accompanied by a cover letter from the responsible party that states, at a minimum, the following:

"I declare, under penalty of perjury, that the information and/or recommendations contained in the attached document or report is true and correct to the best of my knowledge."

This letter must be signed by an officer or legally authorized representative of your company. Please include a cover letter satisfying these requirements with all future reports and technical documents submitted for this fuel leak case.

Additionally, to be considered a valid technical report you are to present site specific data, data interpretations, and recommendations prepared by the appropriately licensed professional and include the professional registration stamp, signature, and statement of professional certification. Please ensure all that all technical reports submitted for this fuel leak case meet this requirement.

UNDERGROUND STORAGE TANK CLEANUP FUND

Please note that delays in investigation, later reports, or enforcement actions may result in your becoming ineligible to receive grant money from the state's Underground Storage Tank Cleanup Fund (Senate Bill 2004) to reimburse you for the cost of cleanup.

RO 411
1009 66th Ave., Oakland, 94621

Please contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

C: files, D. Drogos, A. Levi
Ms. S. Blanco, Cal/EPA, DTSC School Property Evaluation and Cleanup Division Cypress Office, 5796 Corporate Avenue, Cypress, CA 90630
Ken Chiang,Cal/EPA, DTSC, 1011 North Grandview Ave.,Glendale, CA 91201
3_26_05 1009 66thAve

R0411

Drogos, Donna, Env. Health

From: Ken Chiang [KChiang@dtsc.ca.gov]
Sent: Wednesday, February 09, 2005 9:06 AM
To: Alan.Gibbs@lfr.com
Cc: Drogos, Donna, Env. Health; charles.robitaille@aspirepublicschools.org; Joe Hwong; Stephanie Blanco; Thomas Booze; astessman@prodigy.com; terrycarter@prodigy.net; john@schoolsitesolutions.com
Subject: Re: FW: ASPIRE geotechnical activities

Attachments: Ken Chiang.vcf

Ken
iiang.vcf (603

Dear Alan:

Thanks for the site update.

>>> "Gibbs, Alan" <Alan.Gibbs@lfr.com> 2/9/2005 8:41:29 AM >>>
Ken, for your information, please pass the attached information on to the consultant doing your PEA work for Aspire's site in Oakland. Aspire wouldn't want us to miss anything and I thought it prudent to bring this to everyone's attention at this early point in time.

> -----Original Message-----
> From: Nardi, Chris
> Sent: Tuesday, February 08, 2005 4:07 PM
> To: Gibbs, Alan; Goldstein, Lucas
> Subject: ASPIRE geotechnical activities
>
> Alan - Per our past conversations I wanted to confirm a couple things we
> noticed during the geotechnical drilling.
>
> We inadvertently drilled one of the geotech borings (B-2) in one of the
> proposed PEA drilling locations. The location is SW of the S corner of the
> rear building. We also noted a distinct chemical (hydrocarbon?) odor at
> this location.
>
> B-4 which was drilled in about the middle of the end of the pavement at
> the rear of the site also had a mild chemical odor.
>
> B-5, which was drilled to replace the mis-drilled B-2 about midway between
> the 2 buildings, appears to be within a former excavation. Our sample at
> about 10' bgs encountered what looks to be angular drain rock.

>
> Let me know if you need anything else.
>
> Thanks,
> Chris Nardi
> Sr. Associate Geotechnical Engineer
> LFR Levine Fricke
> (510) 596-9580
>

R0411

Drogos, Donna, Env. Health

From: Ken Chiang [KChiang@dtsc.ca.gov]
Sent: Monday, February 07, 2005 11:35 AM
To: Drogos, Donna, Env. Health
Subject: Re: article on sampling needs at UST sites

Attachments: Ken Chiang.vcf

Ken
iiang.vcf (603

Dear Donna:

DTSC is reviewing the workplan for the Aspire site (aka PMC site).

Pls let me know if you have any other suggestions. Thanks.

Drogos, Donna, Env. Health

From: Ken Chiang [KChiang@dtsc.ca.gov]
Sent: Tuesday, December 21, 2004 2:14 PM
To: Drogos, Donna, Env. Health
Cc: randperry@comcast.net; esandborn@pacbell.net
Subject: draft scope of work for EPA at Aspire Charter School site in Oakland


TSI SOW.doc (87 KB)


Ken Chiang.vcf (603 B)

Dear Donna @(510) 567-6721:

Attached is the draft scope of work (SOW) for the proposed PEA at the Aspire Charter School site. The PEA will be conducted as required by the Education Code. The PEA will be funded by USEPA and USEPA has demanded that the PEA be completed by June 2005.

Pls take a quick look and return your comments to me ASAP.

I plan to send the SOW out for bidding either Thursday 12/23/04 or Monday 12/27/04.

SCOPE OF WORK

I. WORK ORDERED

Contractor shall provide personnel, services, material, and equipment necessary to complete a Preliminary Endangerment Assessment (PEA) at the proposed Aspire Charter School (Site), at 1009 66th Avenue, Oakland, Alameda County, California 94607. The Aspire Public Schools (Aspire) has requested assistance from the Department of Toxic Substances Control (DTSC) in conducting such a PEA as required by Education Code section 17213.1. The Site is considered a brownfields site as defined by CERCLA section 101(39). This PEA project will be funded under a State Response Program Cooperative Agreement between DTSC and the U.S. Environmental Protection Agency (USEPA).

A Phase I Environmental Site Assessment (Phase I) of the Site was conducted in November 2000. The Site consists of one 2.51-acre parcel with the Assessors Parcel Number of 41-4056-3 and zoned for General Industrial/Manufacturing (M30). Pacific Electric Motor Company has occupied the Site for an electric motor manufacturing and repair business since 1948. Prior to 1948, the Site was occupied by a residential dwelling. In November 1993, Alameda County Health Care Services Agency made a determination of no further action (NFA) after a removal action of subsurface polychlorinated biphenyls (PCBs) contamination was conducted at the oil and grease separator sump and other areas of the Site. A 2,000-gallon gasoline underground storage tank (UST), installed in 1975, was removed from the Site in February 1995. Total petroleum hydrocarbons as gasoline was detected up to 10,000 milligrams per kilogram (g/kg) at the UST excavation. As such, approximately 1,500 cubic yards of petroleum impacted soil and 116,000 gallons of petroleum affected groundwater were removed and disposed of offsite in April 1995.

Subsequently from June 1997 to September 1998, four (4) 2-inch diameter groundwater monitoring wells were installed onsite. Depth to groundwater ranged from 2.9 to 6.5 feet below ground surface (bgs). Elevated levels of total petroleum hydrocarbons as gasoline, benzene, toluene, ethylbenzene, xylenes (BTEX), and methyl tert-butyl ether (MTBE), up to 210,000 micrograms per liter (ug/L), 28,000 ug/L, 32,000 ug/L, 3,700 ug/L, 65,000 ug/L, and 80,000 ug/L, respectively, have been always detected in the well downgradient from the former UST. In addition, the onsite building was constructed prior to 1978. Chipped and/or peeling paint on the exterior of the building was observed by ACC during its Phase I site reconnaissance. The Site was not maintained with good house keeping activities.

Contractor shall obtain the needed subcontractors for the PEA authorized by this Work Order. The PEA shall be conducted in accordance with DTSC's "PEA Guidance Manual, January 1994, revised June 1999."

SCOPE OF WORK CONTINUED

The specific subtasks to be accomplished under this Scope of Work are as follows:

Subtask No.	Description of Work to be Accomplished
1	File Review
2	Preparation Support of PEA Workplan
3	Implementation of PEA Workplan
4	Draft PEA Report
5	Final PEA Report
6	Project Management

Subtask 1. File Review

Within seven (7) calendar days after receipt of the Work Order, Contractor shall conduct a comprehensive review of the Site files and the Phase I (as provided by DTSC or Aspire), and a Site visit to evaluate the current Site conditions. DTSC will arrange the Site visit with Hercules for the Contractor.

Subtask 1 is deemed complete once Contractor completes the site visit.

Subtask 2. Preparation Support and Review of PEA Workplan

Within seven (7) calendar days after completion of Subtask 1, Contractor shall help DTSC complete a PEA Workplan for the proposed PEA field investigation, based on the results of Subtask 1 and in accordance with the requirements specified in Subtask 3 below. Contractor shall prepare all necessary figures, tables, contents and materials for completing the PEA Workplan and revise the PEA Workplan as required by DTSC. To expedite the preparation, DTSC will provide electronic copies of DTSC's model PEA Workplan and USEPA's "Sampling and Analysis Plan – Guidance and Template, R9QA/002, March 2000" (SAP) for Contractor's reference.

The PEA Workplan shall include the following components: 1) a Field Sampling Plan; 2) a Quality Assurance Project Plan (QAPP); and 3) a Health and Safety Plan (H&SP). The PEA Workplan shall include an implementation schedule. Contractor shall prepare the H&SP to ensure that personnel conducting the field investigation will be informed of potential hazards that may be encountered at the Site. The H&SP shall also discuss protective measures to be implemented throughout the course of the field investigation to avoid possible injuries.

USEPA has requested that the PEA Workplan for this federal funded project be subject to a quality assurance/quality control (QA/QC) review by USEPA.

Subtask 2 is deemed complete once USEPA completes its QA/QC review and DTSC approves (and the DTSC project geologist signs and stamps) the PEA Workplan. Pursuant to Section 17210.1(b) of the Education Code, Aspire will provide a PEA Work Notice to nearby residents prior to initiating PEA fieldwork.

SCOPE OF WORK CONTINUED

Subtask 3. Implementation of PEA Workplan

Within seven (7) calendar days after receipt of DTSC's request, Contractor shall select and obtain: 1) a subcontractor for conducting a soil gas survey and collecting soil matrix, groundwater, and QA/QC samples; 2) a state-certified ELAP laboratory (Laboratory) for analysis of soil matrix, groundwater, and QA/QC samples; and 3) a geo-technical laboratory for testing physical properties of soil if these analytical services are not available by the selected Laboratory.

1. Utility Clearance

   The subcontractor must be responsible for clearance of utilities and other hazardous underground obstacles prior to initiating any subsurface intrusion or investigation activities. Such possible obstacles may include water, electrical, gas, oil, communication, phone, TV cable, and sewer lines.

   At a minimum, the utility clearance must include a 48-hour notification of the Underground Service Alert (USA), a site visit, and an onsite geophysical survey, e.g., using a pipe and cable locator, to clear each boring location.

   The total cost for utility clearance must be included in the price proposal as an item.

2. Soil Gas Survey

   The subcontractor must be capable of conducting a soil gas survey, following DTSC's "Advisory – Active Soil Gas Investigations, dated January 28, 2003 (ASGI)." This includes probe installation, sample collection, and analysis by a mobile laboratory. Soil gas samples must be analyzed for volatile organic compounds (VOCs, including BTEX) and oxygenate compounds [e.g., MTBE, ethyl tert-butyl ether (ETBE), di-isopropyl ether (DIPE), tert-amyl methyl ether (TAME), tertiary butyl alcohol (TBA) and ethanol], using modified EPA Method 8260B. The detection limits (DLs) for target carcinogenic VOCs [see California EPA (Cal/EPA) Office of Environmental Health Hazard Assessment (OEHHA) Toxicity Criteria Database] shall be 0.1 micrograms per liter (ug/L) or less.

   As part of the soil gas survey, soil gas samples must be tested for methane (CH_4), using a proper hand-held instrument in accordance with the "Advisory – Active Soil Gas Investigations." The DL for CH_4 may be 1,000 parts per million by volume (ppmv) or less. After evaluating the initial soil gas data, DTSC may allow cessation of testing for CH_4.

   Based on the initial results, soil gas survey may continue until (1) a depth of 35 feet bgs is reached; (2) no VOC is detected and methane is detected below 1,000 ppmv in soil gas samples; (3) groundwater is encountered, or (4) otherwise directed by DTSC.

SCOPE OF WORK CONTINUED

Fifteen (15) soil gas probe locations (on a grid system of 3 x 5) at 5-foot bgs are planned. QA/QC samples are additional per DTSC ASGI guidance. The proposed sampling depth may be adjusted up or down slightly (e.g., just above the water table where samples are not affected by moisture) prior to sample collection. The requirement for equilibration time after installing probe may be waived by DTSC, based on site conditions. Final locations, number and depths will be determined in the field or during the Site visit.

If on-site lithologic information is not available or sufficient prior to conducting any soil intrusion activities, at least two continuously cored borings to 15 feet bgs or to a depth when groundwater is encountered, whichever is shallower, must be installed by the subcontractor and logged by Contractor in order to check the lithology, potential transport mechanisms, and possible presence of perched groundwater at subsurface horizons. The subcontractor must collect one soil parameter sample at 5-foot bgs from each of two continuously cored borings, for a sum of two soil parameter samples.

The total cost for soil gas survey, with a separate list of unit costs for each of two soil gas sample types (i.e., 5- and 10-foot bgs) attached, must be included in the price proposal as an item. Each unit cost must include collection, analysis and report of each soil gas sample type and other costs for the soil gas survey (e.g., mobilization, concrete coring, collection and analysis of regular and QA/QC samples, demobilization). Although soil gas samples deeper than 10-foot bgs are not planned, DTSC reserves the right to request 15, 25- and/or 35-foot samples as Site conditions warrant. The cost for collection of two soil parameter samples is included in Item 3 below.

3. Soil Matrix and Groundwater Sampling

The subcontractor must be capable of advancing boreholes by direct push method(s) and obtaining soil matrix and groundwater samples as specified in the PEA Workplan. The subcontractor must provide proper sample sleeves for this soil sampling activities, and must provide drums and be responsible for disposal of investigation-derived wastes (IDWs).

Fifteen (15) borings are planned for collection of soil matrix or groundwater samples to check for onsite contamination. Soil matrix or groundwater samples are collected from each boring at surface, 5- and 10-feet bgs, for a sum of 50 samples (including five duplicates). Final sample locations, number and depths will be determined in the field or during the Site visit.

All collected samples must be analyzed for Title 22 total metals, TPHs and semi-VOCs [including polycylic aromatic hydrocarbons (PAHs), and polychlorinated biphenyls (PCBs)]. Based on results of the soil gas survey, a minimum of 5 soil matrix samples (including one duplicate) must be collected from depths corresponding to or associated with low- or no-flow lithologic conditions or the detected VOCs for analysis of VOCs, using EPA Method 5035A (field preservation method only).

Groundwater occurs at 3 to 7 feet bgs at the Site. Should a perched or shallow aquifer be encountered during the PEA, groundwater samples (instead of soil matrix samples at proposed depths which are below the water table) must be collected by the subcontractor, using the Hydropunch or other methods acceptable by DTSC. It is anticipated that seventeen (17) samples (including two duplicates) of 50 proposed samples will be groundwater samples. These grab groundwater samples (filtered as appropriate for compounds other than VOCs) must be analyzed for Title 22 total metals, VOCs, semi-VOCs, PCBs, and TPHs. In addition, one groundwater sample from each of four onsite groundwater monitoring wells (if available), for a total of five groundwater samples (including a duplicate), will be collected.

The proposed soil matrix sample and groundwater analyses (including analyses of duplicates) are summarized as follows:

- Title 22 Total Metals (including mercury) – 33 + 22 = 55
- Semi-VOCs (including PAHs and PCBs) – 33 + 22 = 55
- PCBs – 33 + 22 = 55
- TPHs – 33 + 22 = 55
- VOCs – 5 (assumed) + 22 = 27

Contractor shall follow USEPA's "SAP" for collection of QA/QC samples. Ten percent of samples collected per matrix (per analyte) per event shall be field duplicates. Only one equipment rinsate blank per matrix per day shall be collected. Collection of background samples for heavy metals is not required because metal data from a nearby site will be utilized (as provided by DTSC).

The total cost for soil matrix and groundwater sampling must be included in the price proposal as an item. A separate list of unit costs for each of four sample depths (i.e., surface, 5- and 10-foot bgs, and soil parameter) must be attached to the price proposal. Each unit cost must include collection of each soil sample depth/type and other costs associated with completion of the proposed soil matrix and/or groundwater sampling and continuously cored boring activities (e.g., mobilization, concrete coring, collection of soil matrix/soil parameter/groundwater/QA/QC samples, demobilization). The total cost for waste disposal, including supply of 55-gallon storage drums, must be included in the price proposal as an item.

4. Analytical Services of Soil Matrix and Water Samples

The selected Laboratory shall be certified by the State to analyze environmental samples for Title 22 total metals, VOCs, semi-VOC and TPHs.

The Laboratory must provide all necessary containers [e.g., glass jars, VOC sample vials (for the field preservation method), plastic bottles] for soil matrix and water samples during this PEA. All sample containers must be assured clean or new, free of contaminants, by the Laboratory.

The use of EPA Method 6010B, 7000 series or equivalent for analysis of Title 22 total metals is required. The analyses for TPHs shall include carbon chain distinction (C6 through C40), using EPA Method 8015M. The analysis for VOCs, using EPA Method 8260B, shall include BTEX, MTBE, ETBE, DIPE, TAME, TBA and ethanol.

The analysis for semi-VOCs, using EPA Method 8270C, shall include PCBs and PAHs. The DLs for PAHs and PCBs must be not higher than 100 micrograms per kilogram (ug/kg) or the corresponding residential preliminary remediation goals established by the U.S. EPA Region 9, whichever is higher, unless otherwise specifically allowed by DTSC. As an alternate, analyses for PCBs may be performed by EPA Method 8082 or equivalent.

The analytical costs must be itemized for each of two sample types (i.e., soil matrix and water) in the price proposal. A list of unit prices for each of five analytes (i.e., VOCs, semi-VOCs, TPH, PCBs, and Title 22 metals) must be included in the price proposal. Each unit cost must include (1) analysis and report of each sample; (2) supply, rental, decontamination, delivery, and shipment of each sample container; and (3) proper disposal of samples.

6. Geotechnical Laboratory

If VOCs are detected, an estimation of the indoor air concentration shall be performed by Contractor using soil gas data with the DTSC modified Johnson and Ettinger model. Contractor shall obtain site-specific soil parameters from two soil parameter samples (as specified in Item 2 of Subtask 3) in the field or through testing of soil parameter samples by a geo-technical laboratory, including density, moisture, total porosity, organic carbon content, soil type, temperature, and effective permeability (or hydraulic conductivity).

Analyses of physical properties may be subcontracted to the selected ELAL laboratory for easy project management. The total cost for analyses of two soil parameter samples must be included in the price proposal as an item.

7. Field Investigation Activities

Within 21 calendar days after receipt of notification that DTSC has approved the PEA Workplan, Contractor shall complete the following field investigation in accordance with the approved PEA Workplan:

a. The subcontractor must complete utility clearance prior to initiating any soil intrusion work as specified in the PEA Workplan. The subcontractor must complete the soil gas survey, soil matrix, and groundwater sampling at the locations specified in the PEA Workplan. Based on the initially available soil gas data, DTSC may decide to stop testing methane.

b. Contractor shall prepare lithologic logs for any borings (e.g., soil matrix borings deeper than 5 feet bgs, continuously cored borings). Contractor shall review the quality of boring logs, field notes, and field operations during the PEA. The lithologic logs should be reviewed, signed and stamped by a California Registered Professional (e.g., a geologist, a civil engineer) in accordance with the Business and Professions Code.

c. All collected soil matrix, groundwater, soil parameter and QA/QC samples shall be delivered to the Laboratory for appropriate analyses immediately after their collection. Samples not analyzed immediately shall be archived by the Laboratory for possible later analysis.

d. IDW shall be managed as hazardous waste until proven otherwise or until specifically approved by DTSC as being non-hazardous waste. IDW shall be properly drummed, labeled and securely stored on-site by the subcontractor until an appropriate means of disposal can be determined. To ensure appropriate disposal of IDW, the average levels of all analytical results may be used to determine whether the IDW are hazardous waste.

The field investigation (Item 7) is considered complete once the subcontractor fulfills its contractual work. Subtask 3 is not considered complete until DTSC receives a complete copy of all required analytical data reports.

Subtask 4. Draft PEA Report

Within 21 calendar days after completion of the field investigation (see Subtask 3), Contractor shall submit a draft PEA Report to DTSC for review and approval. The draft PEA Report shall summarize all completed field activities, including boring logs and analytical reports. The draft PEA report shall report the findings of the health screening evaluation, i.e., whether the detected chemicals will have potential adverse effects on the health of potential human and ecological receptors, for an unrestricted residential land-use scenario.

To expedite the PEA Report preparation, DTSC will provide an electronic copy of DTSC's model PEA Report for Contractor's reference and use. A revised PEA report shall be prepared and submitted for DTSC approval.

Data Validation Requirements:

The laboratory (lab) reports shall be consistent with USEPA Level II contract lab documentation. All data shall be reviewed for compliance with the applicable method and the quality of the data reported by Contractor. A data validation memorandum shall be included in the PEA Report, summarizing the following areas of data validation:

- Completeness of the lab reports (e.g., lab/client/sample identifications, ELAP certification number, project name, sample matrix, sample collection/preparation/analysis dates, analytes, analytical methods, reporting units/limits, dilution factors, report page numbering system, and signatures);
- Holding times;
- Chain of custody;
- Calibrations;
- Sample preservation;
- Blanks (e.g., method blanks, equipment rinsate blanks, trip blanks);
- Laboratory control samples;
- Matrix spike and matrix spike duplicates;
- Surrogates and Internal Standards (as applicable);
- Field Quality Control Samples (e.g., duplicates, split samples);
- Compound Identification and Quantification;
- Observations regarding any occurrences which may adversely affect sample integrity or data quality
- Detailed description of all variances encountered (during field sampling or laboratory analysis), possible reasons and corrective actions taken;

Subtask 4 is not considered complete until the PEA report is approved by DTSC as specified by Education Code sec, 17213.1(a)(6). If Aspire intends to proceed with the site acquisition or construction project, Aspire will comply with the public participation requirements specified in Education Code sec. 17213.1(a)(6)(A) (Option A) or 17213.1(a)(6)(B) (Option B) for the PEA. All comments received pursuant to this process will be immediately forwarded to DTSC by Aspire.

Subtask 5. Final PEA Report

Within 14 calendar days after receipt of any comments provided by Aspire (as specified in Subtask 4 above), if there is any, Contractor shall revise the PEA Report and submit a final PEA Report to DTSC.

Subtask 5 is not considered complete until DTSC approves the submitted final PEA report and issues a final PEA determination letter to Aspire.

Subtask 6. Project Management

Contractor shall have a designated Project Manager (PM) who shall inform and update DTSC with the project status and other issues that may develop through the course of the project. The PM shall track project costs and the timely submittal of documents to DTSC.

II. DESCRIPTION OF WORK ORDER DELIVERABLES

Contractor shall deliver a PEA Workplan, a draft PEA Report, and a final PEA Report to DTSC's PM. Unless otherwise specifically allowed by DTSC, Contractor shall use "WordPerfect ©" or "Microsoft Word ©" for preparing all required documents. At least three (3) hard copies and one (1) electronic copy (in compact disc form) of each deliverable shall be submitted to DTSC. Only the final deliverable shall be submitted electronically. Additional hard copies of the revised PEA (as specified in Subtask 3) shall be provided if requested.

III. IMPLEMENTATION SCHEDULE

Contractor shall commence activities immediately upon receipt of the Work Order and complete all activities as required by DTSC. Contractor shall deliver each deliverable to DTSC during the time frame as specified in Section I above unless otherwise specifically allowed by DTSC in advance. DTSC will provide comments, as appropriate and necessary, to Contractor within 30 calendar days of receipt of each deliverable. Within seven calendar days of receipt of DTSC's comments for each deliverable submitted, the Contractor shall make any necessary changes and submit revised copies of the documents to DTSC. Contractor shall revise all deliverables until they are found to be acceptable to DTSC's PM.

IV. CONDITIONS OF PAYMENT

Basis of the contract price will be measured in time and materials and will be computed from summary of all tasks delineated in the above sections. The contract price shall constitute full payment of all labor, materials, equipment, fees, and incidentals to complete the work item. Payment will be made on a subtask by subtask basis upon completion of each subtask. Revisions will be required of all deliverables until they are brought to the point at which the Contract Manager deems them acceptable.

V. QUALIFICATION REQUIREMENTS OF PILOT PEA CONTRACT BIDDERS

1. Include a copy of the certification issued by the California Department of General Services as a small business.

2. Include a list of key project personnel (e.g., project manager, registered professional and toxicologist) along with their brief resumes, showing their education, license, credentials, training, and proposed role within the project. The project manager must be an Environmental Assessor defined in Education Code section 17210(b) with at least three years experience in conducting Preliminary Endangerment Assessment (PEA). All engineering or geologic work (e.g., logging continuous soil cores, soil description) should be performed or supervised by a California registered professional (e.g., registered professional civil engineer or registered geologist) in accordance with the Business and Professions Code, Chapters 7 and 12.5, and the California Code of Regulations, Title 16, Chapters 5 and 29. If appropriate, the project manager may act as a registered profession for the project.

3. Include a list of exemplary PEA projects completed by the firm in the last three years under DTSC oversight, along with the following brief information: date performed, nature of work, contaminants and media involved, client contact name and phone, and cost of project. Preferably, at least one of the listed projects is for proposed school sites.

4. Include a list of proposed key subcontractors (e.g., utility clearance companies, soil gas companies, ELAP laboratories, and geotechnical laboratories) and their proposed role within the project.

5. Include a project schedule, showing each subtask or major milestone of the PEA project. As a condition for receiving the federal grant, the PEA project must be completed by June 30, 2005. Any proposal with a completion date later than June 30, 2005 may not be considered by DTSC.

6. Fill in the attached price proposal sheets (in Microsoft Excel form) and submit them along with the required documentations to DTSC. The price proposal package shall be received by DTSC by the due date and time (as specified in the Request for Bid letter or email) through post mail, hand delivery or email. Any in-completed (i.e., without all of the information specified above) or late proposal may not be considered by DTSC.

7. If awarded, the firm is required to have workers' compensation and liability insurances.

#565

11/15

- conv w F. Goldman.

- depth lower aquifer 24'
  + rises to the east to 18'
  to a thickness of ~ 11'
- Several shallow pocket of water (aquifer)
- Want to remove vadose contaminated soil + eastern pit

- plugged the hole in the aquifer w/ quick setting concrete

- will start soil excavation to the east
placed an extraction well w/i pit
+ filled up to 8' BGS w/ gravel
- infiltration gallery
- will send a report of prior work
+ request to install lateral piping beneath building

Gholami, Amir, Env. Health

From: Gholami, Amir, Env. Health
Sent: Thursday, June 10, 2004 4:57 PM
To: 'Gary Norton'
Cc: Drogos, Donna, Env. Health; Levi, Ariu, Env. Health
Subject: Pacific Electric Motor, 1009 66th Ave., Oakland, RO0000411

Dear Mr. Norton:

I am in the process of reviewing the above subject site. I believe I will finish review of the case by the end of the next week. Additionally it has to be reviewed by my peer as well. Having completed the review, we could discuss your proposal and look into moving forward with the above subject case.

Thank you for your patience.

Amir

-----Original Message-----
From: Gary Norton [mailto:nortongd@tdl.com]
Sent: Tuesday, June 01, 2004 1:59 PM
To: Amir.Gholami@acgov.org
Cc: Donna.Dorgos@acgov.org
Subject: PEM Claim# 012468

Mr. Amir Gholami
Alameda County Environmental Health Services

Ref: Pacific Electric Motor
1009 66th Ave. Oakland, CA 94102
Claim # 012468

Dear Mr. Gholami

I've been requested on the behalf of Mr. Randy Perry and Mr. Steve Boyd to develop
a Work Plan for additional remediation activities at the former Pacific Electric Motor facility,
operating at 1009 66th Ave. Oakland, CA. The site was contaminated from a former underground gasoline storage tank. I have worked on some of the earlier investigations and remedial activities, and have familiarity with the site. Prior to submitting a Work Plan to your office I would like the opportunity to discuss various approaches or options that might be taken. This can be at your office or by phone.

Please contact me at your earliest convince. I can be reached at
925-606-9800 or by cell phone at
925-321-6029.

Sincerely,
Gary Norton

Technical & Engineering Associates, Inc.
PO Box 708
Livermore, CA 94551

20411
BARNEY

State Water Resources Control Board

Division of Clean Water Programs
1001 I Street • Sacramento, California 95814
P.O. Box 944212 • Sacramento, California • 94244-2120
(916) 341-5757 • FAX (916) 341-5806 • www.swrcb.ca.gov/cwphome/ustcf

Winston H. Hickox
Secretary for Environmental Protection

Gray Davis
Governor

The energy challenge facing California is real. Every Californian needs to take immediate action to reduce energy consumption. For a list of simple ways you can reduce demand and cut your energy costs, see our website at www.swrcb.ca.gov.

November 5, 2002

Pacific Electric Motor Co.
Stephen Boyd
137 Fiesta Cir
Orinda, CA 94563

Alameda County
NOV 15 2002
Environmental Health

PRE-APPROVAL OF CORRECTIVE ACTION COSTS,
CLAIM NO. 012468, PA # 9
SITE ADDRESS: 1009 66TH AVE, OAKLAND, CA 94621

I have reviewed your request, received on October 15, 2002, for pre-approval of corrective action costs. I have included a copy of the "Cost Pre-Approval Request" form; please use this form in the future for requesting pre-approval of corrective action costs.

With the following provisions, the total cost pre-approved as eligible for reimbursement for completing the September 10, 2002, PES's proposal for work requested by the Alameda County EHD (County) in their August 1, 2002 letter, is **$ 14,610**; see the table below for a breakdown of costs. *(The total amount that has been reimbursed and approved for payment up to this point is $ 310,276.)*

Be aware that this pre-approval does not constitute a decision on reimbursement: **necessary** (as determined by the Fund) corrective action costs for action work **directed and approved by the County** will be eligible for reimbursement at costs consistent with those pre-approved in this letter. However, depending on what happens in the field, some costs may not actually be necessary.

In an effort to expedite future reimbursement requests associated with the implementation of the corrective action tasks pre-approved in this letter, we ask that the attached 'Pre-Approval Specific Reimbursement Request Form' be completed, updated and submitted with each reimbursement request. All relevant supporting documentation must also be included with each reimbursement request.

In order for future costs for corrective action to be part of the expedited reimbursement process, they must be pre-approved in writing by Fund staff.

All costs for corrective action must meet the requirements of Article 11, Chapter 16, Underground Storage Tank Regulations in order to be eligible for reimbursement.

COST PRE-APPROVAL BREAKDOWN

#	Task*	Amount Pre-Approved	Comments
1	Groundwater Sampling of 4 MWs for 4 Events	$4,790	This cost includes all time, materials and markups associated with this task. Groundwater Sampling, PES Labor, Equipment & Blaine Tech Services
2	Sample Analysis for 4 Events	$3,680	This cost includes all time, materials and markups associated with this task.
3	Quarterly Reports for 4 Events	$3,740	Copies of all reports must be submitted to the Fund.
4	Well Survey, GPS, Initial Setup for EDF	$2,400	This cost includes all time, materials and markups associated with this task.
	TOTAL PRE-APPROVED	**$ 14,610**	***Change Orders shall not be permitted since this was a three bid job and change orders would give the selected consultant undue/unfair advantage over the other consultants that bid on the Job.***

* Task descriptions are the same as those identified in PES's September 10, 2002 cost estimate.

- Only the tasks/costs reflected on the above table are pre-approved at this time. The Fund will review any tasks/costs that go beyond the pre-approved amount to be determined if the additional tasks and costs are necessary and reasonable. However, if costs exceed the above pre-approved amounts, the Fund will be unable to expedite your Reimbursement Request.

- The work products must be acceptable to the County and the Regional Water Quality Control Board.

- If a different scope of work becomes necessary, then you must request pre-approval of costs on the new scope of work.

- Although I have referred to the PES proposal in my pre-approval above, please be aware that you will be entering into a private contract: the State of California cannot compel you to sign any specific contract. This letter **pre-approves the costs** as presented in the proposal dated September 10, 2002 by PES for conducting the work requested by the County.

I also want to remind you that the Fund's regulations require that you obtain at least three bids, or a bid waiver from Fund staff, from qualified firms for all necessary future corrective action work. If you need assistance in procuring contractor and consultant services, don't hesitate to call me.

Please remember that it is still necessary to submit the actual costs of the work as explained in the Reimbursement Request Instructions to confirm that the costs are consistent with this pre-approval before you will be reimbursed. ***Please insure that your consultant prepares their invoices to include the required breakdown of costs on a time and materials basis, that invoiced tasks are consistent with the original proposal, and that reasonable explanations are provided for any changes made in the scope of work or increases in the costs.*** *When the invoices are submitted you must include copies of all:*

- *subcontractor invoices,*
- *technical reports, when available, and*
- *applicable correspondence from the County.*

Please call if you have any questions; I can be reached at (916) 341-5757.

Sincerely,

Sunil Ramdass

Sunil Ramdass, Water Resources Control Engineer
Technical Review Unit
Underground Storage Tank Cleanup Fund

Enclosure

cc: Ms. Donna Drogos
Alameda County EHD
1131 Harbor Bay Pkway, 2nd Fl.
Alameda, CA 94502-6577

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

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

October 3, 2002

Mr. Steve Boyd
137 Fiesta Circle
Orinda, CA 94563

Mr. Rand Perry
129 Natalie Drive
Moraga, CA 94556-2422

Dear Messrs. Boyd and Perry:

Subject: Fuel Leak Case RO # 000411, 1009 66th Ave., Oakland, CA 94621

This letter serves to confirm our office's requirement to meet the conditions of AB2886, ie electronic data filing for the following data:

- Lab sample results
- Sample location (x,y)
- Monitoring well elevation data (z)
- Groundwater well data (depth to water)

As you are aware, more clarification can be obtained in the Geotracker website, http://geotracker.swrcb.ca.gov/.

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, files
1009 66th AB2886

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

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

August 9, 2002

Mr. Steve Boyd
137 Fiesta Circle
Orinda, CA 94563

Mr. Rand Perry
129 Natalie Drive
Moraga, CA 94556-2422

Dear Messrs. Boyd and Perry:

Subject: Fuel Leak Case RO # 000411, 1009 66th Ave., Oakland, CA 94621

This letter clarifies the groundwater monitoring which should be performed at the referenced site subsequent to the recent excavation and remediation activities. It is anticipated that a minimum of four (4) quarterly groundwater monitoring events will be required to determine equilibrium conditions. All wells, MW-1 through MW-4, plus the extraction well should be analyzed for the compounds: TPHg, and by EPA Method 8260 for BTEX, MTBE, TAME, ETBE, DIPE, TBA, EDB and EDC. Should there be no chemicals other than TPHg, BTEX and MTBE detected initially, you may eliminate the other compounds in the subsequent monitoring. To monitor the effect of the ORC addition, please also include the measurement of dissolved oxygen when monitoring.

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, files
Mr. S. Ramdass, SWRCB Cleanup Fund, 1001 I St.,P.O. Box 944212, Sacramento, CA 94244
Mr. W. Mast, PES Inc., 1682 Novato Blvd., Suite 100, Novato, CA 94947

Mon1009 66thAve

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

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

August 1, 2002

Mr. Steve Boyd
137 Fiesta Circle
Orinda, CA 94563

Mr. Rand Perry
129 Natalie Drive
Moraga, CA 94556-2422

Dear Messrs. Boyd and Perry:

Subject: Fuel Leak Case RO # 000411, 1009 66th Ave., Oakland, CA 94601

Alameda County Environmental Health, Local Oversight Program (LOP), has received and reviewed the July 9, 2002 Remediation Project Report prepared by Decon Environmental Services detailing the excavation and remediation at the referenced site. It appears that the majority of petroleum affected soils and a large amount of impacted groundwater has been removed during these activities. The oxygen releasing compound (ORC) added within the excavation pit and in the borings will likely enhance bio-degradation. ORC socks were also added to wells MW-1 and WAC-1. Our office has the following technical comments to be addressed.

Technical Comments

- Please provide a to scale figure showing the final limits of the excavation, the location of soil samples taken after excavation, the location of the ORC borings and extraction casing and all existing buildings and monitoring wells.
- Please describe the construction of the casing installed within the excavation.
- Please amend the analytical result table to reflect the total xylenes concentration not just the o-xylene concentration as reported.
- Please sample and analyze groundwater from the extraction casing along with the existing wells in your future monitoring events.

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, files
Mr. J. Gulbransen, Decon Environmental Services, 23490 Connecticut St., Hayward, CA 94545
Mr. W. Mast, PES Inc., 1682 Novato Blvd., Suite 100, Novato, CA 94947

ExcCom1009 66th

ALAMEDA COUNTY ENVIRONMENTAL HEALTH / HAZARDOUS MATERIALS DIVISION
1131 HARBOR BAY PKWY., RM. 250, ALAMEDA, CA 94502-6577 (510)567-6700 FAX (510) 337-9355

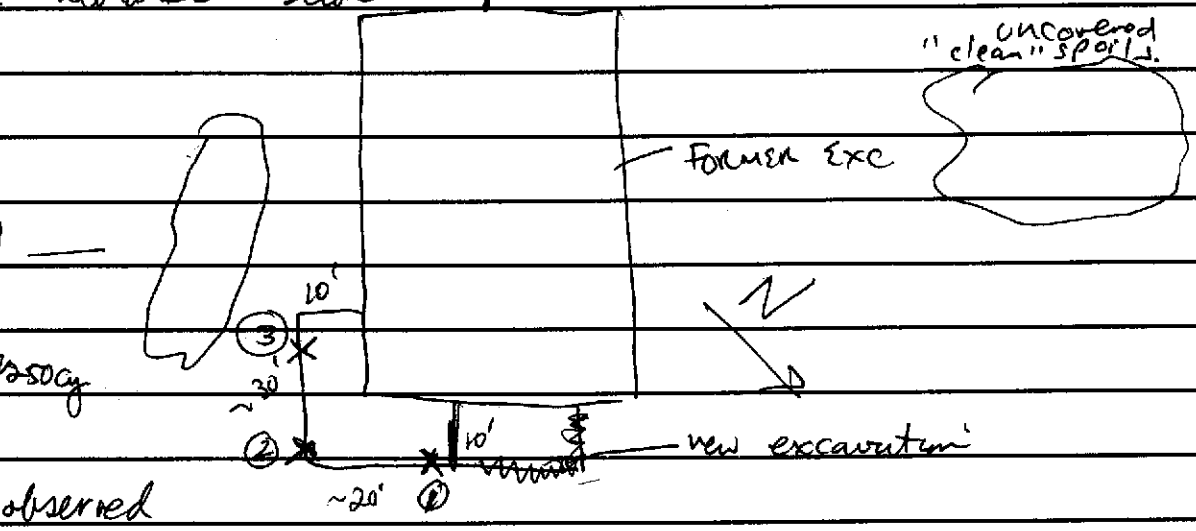
RO 411

HAZARDOUS WASTE GENERATOR INSPECTION REPORT

STID #:	FACILITY NAME: PACIFIC ELECTRIC MOTOR, 1009 66th Ave Oak.	PG. ___ OF ___

SUPPLEMENTAL FORM

Joan Gulbranson - Dean sampler



Sheen observed
GW is impacted, grnd soils have significant gas odor
Spl 1, taken from moist but not saturated soil, some odor
Spl 2, again gw is contaminating soil & deeper soil is less impacted, a deep spl taken
Spl 3, " " " " " " " " " "
No GW spl taken - it wouldn't be meaningful
Approx 50cy of top 4' from 2nd exc added to clean pile
2 discrete spls will be taken to characterize for possible reuse

Question: Is it reasonable / cost effective to continue exc or treat the residual?

PRINT NAME:	INSPECTED BY: B. CHAN
SIGNATURE:	DATE: 5/17/02

GBN/SUPP RPT(REV. 7/94) JNS/BCO

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

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

April 26, 2002
RO0000411

Mr. Stephen Boyd
Pacific Electric Motor
137 Fiesta Circle
Orinda, CA 94563

Re: Soil Excavation and Groundwater Extraction at 1009 66th Ave., Oakland CA 94621

Dear Mr. Boyd:

Our office has received and reviewed preliminary analytical results from soil and groundwater samples taken subsequent to recent excavation at the referenced underground tank leak site. We have the following observations:

- Soil excavation has removed significant hydrocarbon impacted soils. Two areas identified as the southeast and eastsouth ends of the excavation remain impacted at elevated TPHg, BTEX and MTBE levels, up to 2200 ppm, 12 ppm (benzene) and 36 ppm, respectively, which warrant additional excavation.
- The segregation of "clean" and "dirty" stockpiles was documented by the analytical results. The "clean" stockpile may be used as backfill.
- Groundwater removed from the excavation is significantly impacted, up to 9100, 1800, 2100, 2100, 1700 ppb, TPHg, BTX and MTBE, respectively, being found. Additional groundwater removal, prior to ORC compound addition and backfilling, is warranted.

Our office approves the proposed limited additional over-excavation by Decon Environmental in the two residually impacted areas. The estimated 160 additional cubic yards of soil (70 cy "clean" and 90cy "dirty") is reasonable. Our office also recommends the installation of a large diameter extraction casing in the east pit area prior to backfilling for future sampling, treatment or extraction. Please contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, files
Mr. S. Ramdass, SWRCB, 1001 I St., P.O. Box 944212, Sacramento, CA 94244
Mr. J. Gulbransen, Decon Environmental, 23490 Connecticut St., Hayward, CA 94545
Mr. Gary Norton (e mail)

Exc1009 66th Ave

ALAMEDA COUNTY ENVIRONMENTAL HEALTH / HAZARDOUS MATERIALS DIVISION
1131 HARBOR BAY PKWY., RM. 250, ALAMEDA, CA 94502-6577 (510)567-6700 FAX (510) 337-9355

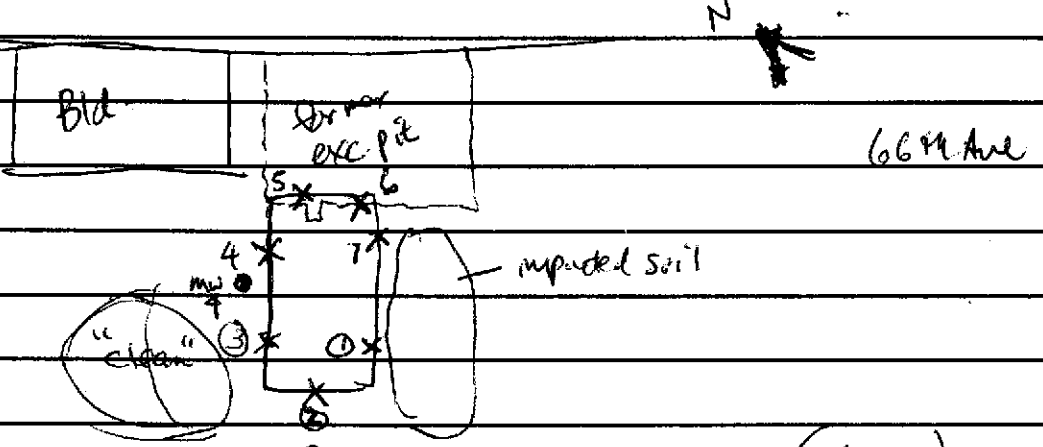
RO411

HAZARDOUS WASTE GENERATOR INSPECTION REPORT

STID #:	FACILITY NAME: PACIFIC ELECTRIC MOTORS	PG. ___ OF ___

SUPPLEMENTAL FORM

Decon Env- contractor J. Colbranson / G. Norton present
Observe excavation & soil sampling
Pit overexc. - approx dimensions of 70 x 30 x 9
Spoils generated approx 500 cy impacted & 300 cy "clean"
Property approx. 10K gal gw / rainwater removed from pit.



Previous approved WP called for 10 soil samples (total)
Appears more samples than 10 will be required to characterize pit
I will inform FUND of the need to increase # of samples.

(0) SW @ ~9' silty gravel, no odor, shallow gravel lens exist may account for migration
(2) W @ ~9' silty clay, no odor
(3) SE @ ~9' silty clay, moderate gasoline odor
(4) NE @ ~9' silty clay, moderate gas odor
(5) N(2) 9', " " " " "
(6) N(2) 9', " " " " "
(7) SE 9', " ", sl-mod " "

PRINT NAME:	INSPECTED BY: B. Chan
SIGNATURE:	DATE: 4/10/02

GEN/SUPP RPT(REV. 7/94) JNS /ECO

State Water Resources Control Board

Division of Clean Water Programs
1001 I Street • Sacramento, California 95814
P.O. Box 944212 • Sacramento, California • 94244-2120
(916) 341-5757 • FAX (916) 341-5806 • www.swrcb.ca.gov/cwphome/ustcf

Winston H. Hickox
Secretary for Environmental Protection

Gray Davis
Governor

The energy challenge facing California is real. Every Californian needs to take immediate action to reduce energy consumption. For a list of simple ways you can reduce demand and cut your energy costs, see our website at www.swrcb.ca.gov.

December 6, 2001

#565 RO411

DEC 18 2001

Pacific Electric Motor Co.
Stephen Boyd
137 Fiesta Cir
Orinda, CA 94563

PRE-APPROVAL OF CORRECTIVE ACTION COSTS, CLAIM NO. 012468, PA # 8
SITE ADDRESS: 1009 66TH AVE, OAKLAND, CA 94621

I have reviewed your request, received on November 26, 2001, for pre-approval of corrective action costs. I have included a copy of the "Cost Pre-Approval Request" form; please use this form in the future for requesting pre-approval of corrective action costs.

With the following provisions, the total cost pre-approved as eligible for reimbursement for completing the March 22, 2001, PES Environmental, Inc. workplan approved by the Alameda County EHD (County) in their April 5, 2001 letter, is **$123,995**; see the table below for a breakdown of costs.

Be aware that this pre-approval does not constitute a decision on reimbursement: **necessary** (as determined by the Fund) corrective action costs for action work **directed and approved by the County** will be eligible for reimbursement at costs consistent with those pre-approved in this letter. However, depending on what happens in the field, some costs may not actually be necessary.

In an effort to expedite future reimbursement requests associated with the implementation of the corrective action tasks pre-approved in this letter, we ask that the attached 'Pre-Approval Specific Reimbursement Request Form' be completed, updated and submitted with each reimbursement request. All relevant supporting documentation must also be included with each reimbursement request.

In order for future costs for corrective action to be part of the expedited reimbursement process, they must be pre-approved in writing by Fund staff.

All costs for corrective action must meet the requirements of Article 11, Chapter 16, Underground Storage Tank Regulations in order to be eligible for reimbursement.

COST PRE-APPROVAL BREAKDOWN

#	Task*	Amount Pre-Approved	Comments
1	Soil Excavation and Disposal	$37,966	This cost includes all time and materials associated with the Soil Excavation and Disposal (approx.778 cubic yds.) Copies of all trucker's and disposal manifests must be submitted to the Fund.
2	Conformatory Sidewall Samples	$1,000	This cost is for 10 samples.
3	Water Removal and Disposal	$24,905	This cost includes all time and materials associated with the Removal and Disposal of approx. 47,100 gallons of water. Copies of all disposal manifests must be submitted to the Fund.
4	Excavation Backfill and ORC Placement	$31,294	This cost includes all time and materials associated with this task. (Excavation Backfill and ORC Placement - approx., 276 lbs) Copies of all sub-invoices must be submitted to the Fund.
5	ORC Slurry Injections	$11,680	Approx. 25 borings.
6	ORC Filter Socks	$ 200	
7	Expendable Materials	$1,500	Copies of all receipts and invoices must be submitted to the Fund.
8	Final Report	$5,475	A copy of this report must be submitted to the Fund.
9	Resurfacing (Approx 2,100 sq. ft.)	$9,975	Before and after pictures of the existing surface must be provided. If proper documentation is not provided, full reimburesement of all costs may be jeopardize
	TOTAL PRE-APPROVED	**$123,995**	***Change Orders shall not be permitted since this was a three bid job and change orders would give the selected consultant undue/unfair advantage over the other consultants that bid on the Job.***

* Task descriptions are the same as those identified in Decon Environmnetal Services, Inc.'s October 25, 2001 cost estimate.

- Only the tasks/costs reflected on the above table are pre-approved at this time. The Fund will review any tasks/costs that go beyond the pre-approved amount to be determined if the additional tasks and costs are necessary and reasonable. However, if costs exceed the above pre-approved amounts, the Fund will be unable to expedite your Reimbursement Request.

- The work products must be acceptable to the County and the Regional Water Quality Control Board.

- If a different scope of work becomes necessary, then you must request pre-approval of costs on the new scope of work.

- Although I have referred to the Decon Environmnetal Services, Inc. proposal in my pre-approval above, please be aware that you will be entering into a private contract: the State of California cannot compel you to sign any specific contract. This letter **pre-approves the costs** as presented in the proposal dated October 25, 2001 by Decon Environmnetal Services, Inc. for conducting the work approved by the County.

I also want to remind you that the Fund's regulations require that you obtain at least three bids, or a bid waiver from Fund staff, from qualified firms for all necessary future corrective action work. If you need assistance in procuring contractor and consultant services, don't hesitate to call me.

Please remember that it is still necessary to submit the actual costs of the work as explained in the Reimbursement Request Instructions to confirm that the costs are consistent with this pre-approval before you will be reimbursed. ***Please insure that your consultant prepares their invoices to include the required breakdown of costs on a time and materials basis, that invoiced tasks are consistent with the original proposal, and that reasonable explanations are provided for any changes made in the scope of work or increases in the costs.*** *When the invoices are submitted you must include copies of all:*

- *subcontractor invoices,*
- *technical reports, when available, and*
- *applicable correspondence from the County.*

Please call if you have any questions; I can be reached at (916) 341-5757.

Sincerely,

Sunil Ramdan.

Sunil Ramdass, Water Resources Control Engineer
Technical Review Unit
Underground Storage Tank Cleanup Fund

Enclosure

cc: Barney M. Chan
Alameda County EHD
1131 Harbor Bay Pkway, 2nd Fl.
Alameda, CA 94502-6577

Perry Magnetics Company

129 Natalie Drive, Moraga, California 94556

September 20, 2001

State Water Resources Board
P. O. Box 944212
1001 I Street
Sacramento, California 94244-2120

Attention: Mr. Sunil Ramdass

Reference: Claim No. 012468 Pacific Electric Motor Company, 1009 66th Ave. Oakland, CA 94621

Dear Mr. Ramdass,

I have attached PES Environmental's engineering estimated for the remediation work at Pacific Electric Motor Company site.

Upon completion of your review and discussion with Mr. Barney Chan please advise as soon as possible. We are anxious to proceed and complete the work prior to the winter rains.

Please contact Mr. Rand Perry by e-mail if you have any questions.

RandPerry@Home.com

Best regards,

Rand Perry

C: Mr. S. Boyd, Mr. Gary Norton, and Mr. B. Chan

PES Environmental, Inc.
Engineering & Environmental Services

September 19, 2001

618.001.02.002

Pacific Electric Motor Company
c/o Mr. Rand Perry
129 Natalie Drive
Moraga, CA 94556-2422

TRANSMITTAL
ENGINEERING ESTIMATES
PACIFIC ELECTRIC MOTOR COMPANY
OAKLAND, CALIFORNIA

Dear Rand:

PES Environmental, Inc. (PES) has prepared this letter in response to a request from the Alameda County Health Care Services, Environmental Health Services (ACEHS) for additional information regarding the previously approved workplan for soil and groundwater remediation[1] at the Pacific Electric Motor Company facility located at 1009 66th Avenue, Oakland, California. In an August 23, 2001 letter, ACEHS requested estimates for the amount of soil proposed for excavation and the amount of water to be removed from the excavation pit. The basis for the calculations, as presented in the workplan, and the resulting estimates are described below. ACEHS also requested a copy of the spread sheet calculations for the estimation of the amount of oxygen releasing compound (ORC) to be added to the bottom of the excavation. A copy of this spread sheet is attached.

Estimated Volume of Soil to be Excavated

$778 = \frac{30 \times 70 \times 10}{27}$

Based on historical soil analytical data, hydrocarbon-affected soil is generally present between approximately 5 and 10 to 13 feet below ground surface (bgs). Soil will be excavated from a 30 by 70 foot area. To minimize the amount of water to be pumped and disposed from the excavation, soil excavation will generally extend to a depth of approximately 10 feet. On the basis of these dimensions, approximately 778 bank cubic yards of soil will be excavated. Approximately one-half of this volume (389 cubic yards) is expected to be affected with petroleum hydrocarbons and will be segregated for offsite disposal.

Estimated Volume of Groundwater to be Removed

Based on historical observations during monitoring well installation at the site, saturated conditions are present at approximately 6.5 to 9 feet bgs. Depth to water in monitoring wells during the late summer and fall has typically ranged from approximately 5 to 6 feet bgs. PES estimates that infiltrating groundwater may result in 1 to 5 feet of standing water in the

[1] PES Environmental, Inc., 2001. *Workplan Soil and Groundwater Remediation, Pacific Electric Motor Company, 1009 66th Avenue, Oakland, California.* March 22.

PES Environmental, Inc.

$21000\ ft^3 = 15{,}700$ gal ✓

excavation; however, the actual depth of water may vary based on site conditions encountered during remediation. For the 30 by 70 foot excavation footprint, each 1 foot of water is equivalent to approximately 15,700 gallons. To mitigate the volume of water requiring disposal, PES recommends that the depth of the excavation be adjusted in the field to no more than 3 feet of water to accumulate. This adjustment will result in the need to contain and dispose of approximately 47,100 gallons of potentially petroleum hydrocarbon-affected water.

Estimated Amount of ORC to be Placed in Excavation

As shown on the attached spreadsheet, an estimated 276 pounds of ORC will be placed in the excavation. This quantity is derived by using assumed groundwater flow data and site groundwater chemistry data, and using accepted calculations to estimate ORC requirements.

We trust that this is the information you require at this time. Please contact us at (415) 899-1600 with any questions.

Yours very truly,

PES ENVIRONMENTAL, INC.

William W. Mast

William W. Mast, R.G.
Associate Engineer

William F. Frizzell

William F. Frizzell, P.E.
Principal Engineer

cc: Mr. Steve Boyd

Attachment: Tank Excavation – Groundwater Treatment

TANK EXCAVATION - GROUNDWATER TREATMENT

Excavation Length (ft)	70 ✓	Dissolved Phase Hydrocarbon Level (ppm)	12.75
Excavation Width (ft)	30 ✓	*(For gasoline sites use BTEX measurements)*	
Thickness of Saturated Treatment Zone (ft)	4 ✓	Dissolved Phase HC Mass (lbs)	2.3
Porosity	0.35 ✓	Additional Demand Factor	4
(sand = 0.3, silt = 0.35, clay = 0.4)		*(REGENESIS recommends a factor of about 8)*	
Pore Volume (gallons)	21,979 ✓	Loaded HC Mass (lbs)	9.2
		Oxygen Required (lbs)	27.6
		ORC Required (lbs)	276
FOR SOLUTE TRANSPORT MODEL ENTER VALUES BELOW		ORC Unit Cost	$ 10.00
		Total Cost of ORC	$ 2,760
GW Velocity (ft / day)	0.003		
Compliance Pt. (ft)	50		
Ratio of O2 provided : O2 required (percent)	75%		
HC Level at compliance point after selected ratio of O2 in ppm	-		

"average" [redacted] time

fudge factor

x10 fudge factor

$70 \times 30 \times 4 \times .35$

=

$2940 \text{ cft.} \times 7.47 = 21,980 \text{ gall}$ ✓

$1 \text{ cft} = 7.47 \text{ gal}$

$3.7 \text{ gal/L} \cdot 21,980 \text{ gal} \times 12.8 \text{ mg/L} \times 10^{-3} \text{ g/ml} \times \frac{1 \text{ lb}}{454 \text{ g}} \approx 2.29$

$3.7 \times 2.2 \times 10^{4} \times 12.8 \times 10^{-3} \times 2.2 \times 10^{-3} = 229 \times 10^{-2} = 2.29 \text{ lb}$ ✓

FAX 925-376-1260
925-376-9503

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

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

August 23, 2001
StID # 565/ RO0000411

Mr. Rand Perry
129 Natalie Dr.
Moraga, CA 94556-2422

Re: Request for Technical Information by SWRCB Clean-up Fund for 1009 66th Ave., Oakland CA 94601

Dear Mr. Perry:

Our office has been asked by the SWRCB Clean-up Fund to clarify specific tasks in the previously approved work plan for soil and groundwater remediation at Pacific Electric Motor. The Fund would like estimates for the amount of soil proposed for excavation and the amount of groundwater to be removed from the excavation pit. You are reminded, our office also requested a copy of the spread sheet calculations for the estimation of the amount of oxygen releasing compound (ORC) that will be added to the bottom of the excavation. The Fund might also want a copy of this calculation.

You are also requested to submit a copy of the County's April 5, 2001 work plan approval letter and the March 22, 2001 PES Environmental work plan. (to the SWRCB).

Please contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, files
Mr. Will Mast, PES Environmental, 1682 Novato Blvd., Suite 100, Novato, CA 94947
Mr. S. Ramdass, SWRCB, 1001 I St., 17th Floor, Sacramento, CA 95814-2828

2wpap1009 66th

Post-it® Fax Note 7671	Date 8/28/01	# of pages ▶ 1
To R. PERRY	From B CHAN	
Co./Dept.	Co.	
Phone #	Phone # 510-567-6765	
Fax #	Fax #	

FOR CLARIFICATION

State Water Resources Control Board

Division of Clean Water Programs
1001 I Street • Sacramento, California 95814
P.O. Box 944212 • Sacramento, California • 94244-2120
(916) 341-5757 • FAX (916) 341-5806 • www.swrcb.ca.gov/cwphome/ustcf

Winston H. Hickox
Secretary for Environmental Protection

Gray Davis
Governor

The energy challenge facing California is real. Every Californian needs to take immediate action to reduce energy consumption. For a list of simple ways you can reduce demand and cut your energy costs, see our website at www.swrcb.ca.gov.

July 2, 2001

Pacific Electric Motor Co.
Stephen Boyd
137 Fiesta Cir
Orinda, CA 94563

PRE-APPROVAL OF CORRECTIVE ACTION COSTS,
CLAIM NO. 012468, PA # 7 (ACCEPTANCE OF REASONABLE COST 06-26-01)
SITE ADDRESS: 1009 66TH AVE, OAKLAND, CA 94621

I have reviewed your request, received on May 23, 2001, for pre-approval of corrective action costs. I have included a copy of the "Cost Pre-Approval Request" form; please use this form in the future for requesting pre-approval of corrective action costs.

With the following provisions, the total cost pre-approved as eligible for reimbursement for completing the March 22, 2001, PES Environmental, Inc. workplan approved by the Alameda County EHD (County) in their April 5, 2001 letter, is **$ 8,200**; see the table below for a breakdown of costs.

Be aware that this pre-approval does not constitute a decision on reimbursement: **necessary** (as determined by the Fund) corrective action costs for action work **directed and approved by the County** will be eligible for reimbursement at costs consistent with those pre-approved in this letter. However, depending on what happens in the field, some costs may not actually be necessary.

In an effort to expedite future reimbursement requests associated with the implementation of the corrective action tasks pre-approved in this letter, we ask that the attached 'Pre-Approval Specific Reimbursement Request Form' be completed, updated and submitted with each reimbursement request. All relevant supporting documentation must also be included with each reimbursement request.

In order for future costs for corrective action to be part of the expedited reimbursement process, they must be pre-approved in writing by Fund staff.

All costs for corrective action must meet the requirements of Article 11, Chapter 16, Underground Storage Tank Regulations in order to be eligible for reimbursement.

COST PRE-APPROVAL BREAKDOWN

#	Task*	Amount Pre-Approved	Comments
1	Groundwater Sampling	$2,850	This cost includes Ground water sampling for 3 quarters.
2	Sample Analysis for 3 Quarters	$1,150	This analytical cost includes markup.
3	Reports for 3 Quarters	$2,700	Copies of all reports must be submitted to the Fund at the time of reimbursement.
4	Bid Specification	$1,500	Since a workplan has been approved for the new scope of work, this cost includes all time and material associated with obtaining and reviewing competitive bids to implement the workplan.
	TOTAL PRE-APPROVED	**$ 8,200**	

* Task descriptions are the same as those identified in PES Environmental, Inc.'s May 11, 2001 cost estimate.

- Only the tasks/costs reflected on the above table are pre-approved at this time. The Fund will review any tasks/costs that go beyond the pre-approved amount to be determined if the additional tasks and costs are necessary and reasonable. However, if costs exceed the above pre-approved amounts, the Fund will be unable to expedite your Reimbursement Request.

- The work products must be acceptable to the County and the Regional Water Quality Control Board.

- If a different scope of work becomes necessary, then you must request pre-approval of costs on the new scope of work.

- Although I have referred to the PES Environmental, Inc. proposal in my pre-approval above, please be aware that you will be entering into a private contract: the State of California cannot compel you to sign any specific contract. This letter **pre-approves the costs** as presented in the proposal dated May 11, 2001 by PES Environmental, Inc. for conducting the work approved by the County.

I also want to remind you that the Fund's regulations require that you obtain at least three bids, or a bid waiver from Fund staff, from qualified firms for all necessary future corrective action work. If you need assistance in procuring contractor and consultant services, don't hesitate to call me.

Please remember that it is still necessary to submit the actual costs of the work as explained in the Reimbursement Request Instructions to confirm that the costs are consistent with this pre-approval before you will be reimbursed. ***Please insure that your consultant prepares their invoices to include the required breakdown of costs on a time and materials basis, that invoiced tasks are consistent with the original proposal, and that reasonable explanations are provided for any changes made in the scope of work or increases in the costs.*** *When the invoices are submitted you must include copies of all:*

- *subcontractor invoices,*
- *technical reports, when available, and*
- *applicable correspondence from the County.*

Please call if you have any questions; I can be reached at (916) 341-5757.

Sincerely,

Sunil Ramdass.

Sunil Ramdass, Water Resources Control Engineer
Technical Review Unit
Underground Storage Tank Cleanup Fund

Enclosure

cc: Ms. Susan Hugo
Alameda County EHD
1131 Harbor Bay Pkway, 2nd Fl.
Alameda, CA 94502-6577

State Water Resources Control Board

Division of Clean Water Programs
1001 I Street • Sacramento, California 95814
P.O. Box 944212 • Sacramento, California • 94244-2120
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Winston H. Hickox
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Gray Davis
Governor

The energy challenge facing California is real. Every Californian needs to take immediate action to reduce energy consumption. For a list of simple ways you can reduce demand and cut your energy costs, see our website at www.swrcb.ca.gov.

June 19, 2001

565
10411

JUN 22 2001

Pacific Electric Motor Co.
Stephen Boyd
137 Fiesta Cir
Orinda, CA 94563

REQUEST FOR PRE-APPROVAL OF CORRECTIVE ACTION COSTS, PA # 7
CLAIM NO. 012468, SITE ADDRESS: 1009 66TH AVE, OAKLAND, CA 94621

I have reviewed your request, received on May 23, 2001, for pre-approval of corrective action costs; I will place these documents in your file for future reference. I have included a copy of the "Cost Pre-Approval Request" form; please use this form in the future for requesting pre-approval of corrective action costs.

Pursuant to Section 2811.4, subdivision (c), of the Cleanup Fund regulations and based upon the materials submitted, the Cleanup Fund must deny your request for pre-approval. You have failed to submit the required three bids for the tasks covered by your pre-approval request. Also the, single bid you provided for the task covered by your pre-approval request is unreasonable for the scope of work. Based on the Cleanup Fund's experience with similar sites in your area, we have determined that **$ 8,200** is reasonable for the tasks included in your pre-approval request. The breakdown of costs associated with each task is shown in Table 1 below.

There are two options available to you. You must secure the requisite bids for the tasks covered by the pre-approval request, and the Cleanup Fund will evaluate the reasonableness of the costs in light of the additional bids.

Or, you may resubmit the existing bid and request pre-approval for the amounts specified in Table 1. Since the Cleanup Fund has determined that the amount specified in Table 1 is reasonable for this scope of work, the three-bid requirement is unnecessary if you concur with the Cleanup Fund's determination. The Cleanup Fund has the authority to waive the three-bid requirement as unnecessary upon your request to do so. Therefore, if your resubmitted pre-approval request only seeks pre-approval for the amount the Cleanup Fund has determined reasonable (the amount specified in Table 1) and you request waiver of the three-bid requirement as unnecessary, the Cleanup Fund will grant your request for pre-approval and waive the three bid requirement, with respect to this scope of work, as unnecessary.

A waiver does not waive the three-bid requirement for the claim, but only for the tasks covered by the pre-approval request. Again, if you decide to seek waiver of the three-bid requirement because it is unnecessary, then you must provide a written request for waiver of the three-bid requirement and resubmit your pre-approval request seeking only the amounts specified in Table 1. In an effort to assist you in expediting the pre-approval process we have prepared the attached *Acceptance of Reasonable Cost/Request for Bid Waiver* form letter. If you concur/accept our reasonable cost determination and would like to request a bid waiver, then just sign and date the attached letter and return to us for further processing your Pre-Approval.

Table 1
REASONABLE COST BREAKDOWN

#	Task*	Reasonable Cost, $	Comments/Changes
1	Groundwater Sampling	$2,850	This cost includes Ground water sampling for 3 quarters.
2	Sample Analysis for 3 Quarters	$1,150	This analytical cost includesmarkup.
3	Reports for 3 Quarters	$2,700	Copies of all reports must be submitted to the Fund at the time of reimbursement.
4	Bid Specification	$1,500	Since a workplan has been approved for the new scope of work, this cost includes all time and material associated with obtaining and reviewing competitive bids to implement the workplan.
	TOTAL Reasonable Cost	**$ 8,200**	

* Task descriptions are the same as those identified in PES Environmental, Inc.'s May 11, 2001 Cost Estimate

Should you decide to obtain the additional bids for satisfying the three-bid requirement, and if you need assistance in procuring contractor and consultant services for corrective action don't hesitate to call me at (916) 341-5757.

Sincerely,

Sunil Ramdass.

Sunil Ramdass, Water Resources Control Engineer
Technical Review Unit
Underground Storage Tank Cleanup Fund

Enclosure

cc: Barney M. Chan
Alameda County EHD
1131 Harbor Bay Pkway, 2nd Fl.
Alameda, CA 94502-6577

ACCEPTANCE OF/CONCUR WITH
REASONABLE COSTS DETERMINATION
CALIFORNIA UNDERGROUND STORAGE TANK CLEANUP FUND
COST PRE-APPROVAL REQUEST
(Sign, date and return)

TO: UST Cleanup Fund
Technical Review Unit
P.O. Box 944212
Sacramento, CA 94244-2120

I. CLAIM INFORMATION
CLAIM NO.: 012468 CLAIMANT NAME: Pacific Electric Motor Co.
SITE ADDRESS: 1009 66TH AVE, OAKLAND, CA 94621

II. PRE-APPROVAL INFORMATION
PRE-APPROVAL NO. 07 PRE-APPROVAL LETTER DATE: June 19, 2001
TOTAL AMOUNT PRE-APPROVED AS REASONABLE COSTS: **$ 8,200**
(See Table 1 of the June 19, 2001 letter for a breakdown of costs)

III. ACCEPTANCE OF REASONABLE COSTS
I hereby accept the costs contained in the Funds pre-approval letter dated June 19, 2001 as reasonable to complete the scope of corrective action work. I understand that reimbursement of costs for this scope of work will be limited to the amounts listed in Table 1 of the aforementioned pre-approval letter. If a different or expanded scope of work is conducted, I understand that these costs may no longer apply and costs for the revised scope of work will be subject to the Fund's determination of reasonable and necessary costs. ***Must be signed by the claimant or person designated on the Authorized Representative Designation form.***

Signature	Print Name	Date

I hereby request a waiver of the three-bid requirement for the scope of work specified in the June 19, 2001 pre-approval letter because obtaining three bids for this scope of work is unnecessary. I understand that three bids are require for all subsequent scopes of corrective action work unless waived by the Division.

Signature	Print Name	Date

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

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

April 5, 2001
StID #565

Mr. Rand Perry
129 Natalie Dr.
Moraga, CA 94556-2422

Re: Workplan Soil and Groundwater Remediation, Pacific Electric Motor Company, 1009 66th Ave., Oakland CA 94621

Dear Mr. Perry:

Our office has received and reviewed the referenced March 22, 2001 work plan prepared by PES Environmental, Inc., your consultant. As you will recall, this work plan was requested because of the consistent elevated TPH as gasoline, BTEX and MTBE encountered in monitoring well MW-4. These levels have not declined significantly over the past several years and would need to be reduced before site closure could be recommended.

This work plan proposes to remediate both soil and groundwater in the area around this well. Soil excavation, groundwater removal and addition of oxygen releasing compound into the excavation pit is proposed. I have also spoken with Mr. Will Mast and Saul Germanis of PES to clarify specific details of the work plan. Based upon our conversation, our office approves the work plan with the following comments/conditions:

- After the excavation of petroleum affected area, (based on past analytical results), groundwater will be evacuated for disposal. At least two volumes of groundwater from the excavation will be removed and a confirmation sample will be taken for analysis after the second groundwater removal. TPHg, BTEX and MTBE should be analyzed.
- The excavated soil will be segregated to determine that which can be reused and that which should be disposed. The soil reuse levels discussed with your consultant were 100 ppm for TPH as gasoline and 1 ppm total BTEX. Originally, 1 ppm benzene was proposed. In addition, you should also use 1 ppm MTBE as another requirement. This level is based upon the Water Board's Risk-Based Screening Levels for surface soils where groundwater is not considered a drinking water source.
- Oxygen releasing compound (ORC) will be added to the bottom of the excavation as well as be injected as a slurry into the saturated zone within the affected area. ORC socks will also be added to the up-gradient wells, MW-1 and WAC-1. Your consultant will provide our office with the spread sheet calculations for the estimation of the amount of ORC necessary to treat the contamination along with case histories of several site where this remediation approach has been successful.
- Please notify our office prior to the field work.

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M Chan

Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, files
Mr. W. Mast, PES Inc., 1682 Novato Blvd., Suite 100, Novato, CA 94947
Mr. M. Owens, SWRCB, 1001 I St., 17th Floor, Sacramento, CA 95814-2828

Wpap1009 66th

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

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

October 19, 2000
StID #565

Mr. Rand Perry
129 Natalie Drive
Moraga, CA 94556-2422

Re: Remediation Work Plan for Pacific Electric Motor, 1009 66th Ave., Oakland CA 94621

Dear Mr. Perry:

This letter confirms the receipt and approves your request for a 30 day extension for the submission of your remediation work plan for the above referenced site. **Please submit your work plan by November 16, 2000**. You are correct that the Clean-up Fund offices have moved. Their new address is:

1001 I Street, 17th Floor
P.O. Box 944212
Sacramento, CA 94244-2120

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M. Chan

Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, files
Mr. W. Mast, PES Environmental, 1682 Novato Blvd., Suite 100, Novato, CA 94947
Mr. M. Owens, SWRCB, 1001 I St., 17th Floor, P.O. Box 944212, Sacramento 94244-2120

Ext-apr1009 66th

State Water Resources Control Board

Division of Clean Water Programs
1001 I Street • Sacramento, California 95814 • (916) 341-5833
Mailing Address: P.O. Box 944212 • Sacramento, California • 94244-2120
FAX (916) 341-5806 • Internet Address: http://www.swrcb.ca.gov/cwphome/ustcf

Winston H. Hickox
Secretary for Environmental Protection

Gray Davis
Governor

RO0941

October 18, 2000

Rand Perry – Authorized Rep.
Pacific Electric Motor Co.
129 Natalie Drive
Moraga, CA 94556-2422

PRE-APPROVAL OF CORRECTIVE ACTION COSTS, CLAIM NO. 012468, SITE ADDRESS: 1009 66TH AVE, OAKLAND, CA 94621

I have reviewed your request, received on October 2, 2000, for pre-approval of corrective action costs. I have included a copy of the "Cost Pre-Approval Request" form; please use this form in the future for requesting pre-approval of corrective action costs.

With the following provisions, the total cost pre-approved as eligible for reimbursement for completing the work plan required by Alameda County EHD (County) in their August 29, 2000 letter, is **$4,400.**

Be aware that this pre-approval does not necessarily constitute a decision on reimbursement: reasonable and necessary corrective action costs (as determined by the Fund) for work **directed and approved by the County** will be eligible for reimbursement at costs consistent with those pre-approved in this letter. However, depending on what happens in the field, some costs may not actually be necessary. If the Fund agrees that they were in fact necessary, the Fund will reimburse at reasonable rates (consistent with those pre-approved.)

In an effort to expedite future reimbursement requests associated with the implementation of the corrective action tasks pre-approved in this letter, we ask that the attached 'Pre-Approval Specific Reimbursement Request Form' be completed, updated and submitted with each reimbursement request. All relevant supporting documentation must also be included with each reimbursement request.

In order for future corrective action costs to be part of the expedited reimbursement process, they must be pre-approved in writing by Fund staff.

All corrective action costs must meet the requirements of Article 11, Chapter 16, Underground Storage Tank Regulations in order to be eligible for reimbursement.

- Only the tasks/costs reflected on the above table are pre-approved at this time. The Fund will review any tasks/costs that go beyond the pre-approved amount to be determined if the additional tasks and costs are necessary and reasonable. However, if costs exceed the above pre-approved amounts, the Fund will be unable to expedite your Reimbursement Request.

- The work products must be acceptable to the County and the Regional Water Quality Control Board.

- Corrective action costs must be directly related to an eligible underground storage tank release at the site for reimbursement.

- If a different scope of work becomes necessary, then you must request pre-approval of costs on the new scope of work.

- Although I have referred to the PES Environmental proposal in my pre-approval above, please be aware that you will be entering into a private contract: the State of California cannot compel you to sign any specific contract. This letter **pre-approves the costs** as presented in the proposal dated September 29, 2000 by PES Environmental for preparing the work plan required by the County.

I also want to remind you that the Fund's regulations require that you obtain at least three bids, or a bid waiver from Fund staff, from qualified firms for all necessary future corrective action work. If you need assistance in procuring contractor and consultant services, don't hesitate to call me.

Please remember that it is still necessary to submit the actual costs of the work as explained in the Reimbursement Request Instructions to confirm that the costs are consistent with this pre-approval before you will be reimbursed. ***Please insure that your consultant prepares their invoices to include the required breakdown of costs on a time and materials basis, that invoiced tasks are consistent with the original proposal, and that reasonable explanations are provided for any changes made in the scope of work or increases in the costs.*** *When the invoices are submitted you must include copies of all:*

- *subcontractor invoices,*
- *technical reports, when available, and*
- *applicable correspondence from the County.*

Please call if you have any questions; I can be reached at (916) 341-5833.

Sincerely,

Mark T. Matranga
Water Resources Control Engineer
Technical Review Unit
Underground Storage Tank Cleanup Fund

Enclosure

cc: Mr. Barney M. Chan
Alameda County EHD
1131 Harbor Bay Pkway, Suite 250
Alameda, CA 94502-6577

OCT 16 2000

PERRY MAGNETICS COMPANY

129 Natalie Drive
Moraga, CA 94556-2422

PHONE: (925)376-9503
e-mail: RandPerry@juno.com

FAX: (925)376-1260

FAX TRANSMISSION MESSAGE

ATTENTION: Mr. Barney Chan	
FAX NUMBER: 510-337-9335	
COMPANY: Alameda County Health Agency	
FROM: RAND PERRY	
REFERENCE:	
DATE: October 13, 2000	PAGES: 1

Dear Mr. Chan,

I forwarded the pre-approval documents for PES Environmental's work plan on September 30, 2000. As yet I have not received a response from the State Water Resources Board. Attempts to contact them by telephone have been unsuccessful. I believe they are currently relocating which may cause some delays. I would appreciate it if you could extend the time for submission of the work plan another 30 days.

Thanks,

Rand Perry

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

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

August 29, 2000
StID # 565

Mr. Rand Perry
129 Natalie Dr.
Moraga, CA 94556-2422

Re: Pacific Electric Motor, 1009 66th Ave., Oakland CA 94621

Dear Mr. Perry:

Our office has received and reviewed the **August 22, 2000 Groundwater First Quarter 2000 Monitoring Report** for the above referenced site as prepared by PES Environmental (PES), your consultant. This report gives the analytical results of the March 24, 2000 groundwater monitoring event. In addition, a feasibility study, ie an examination of remediation alternatives, is provided in the Appendix A of the report.

The groundwater sampling results are fairly consistent with the past results. Near monitoring well MW-4 is a localized plume of elevated concentrations of TPH as gasoline, BTEX and MTBE. This concentration of benzene in groundwater has been shown to pose a potential human health risk in your prior risk assessment. Although the concentration of MTBE may not pose a risk to human health, **the Final Draft of the State Water Resources Control Board's Guidelines for Investigation and Cleanup of MTBE and Other Ether-Based Oxygenates** recommends source area remediation as an interim remedial action for sites with persistent concentrations of MTBE over 10,000 ppb. Such is the case at this site.

I have reviewed **Appendix A of the report, the Evaluation of Groundwater Remediation Options**. The groundwater remedial actions considered are groundwater extraction and treatment, air sparging, monitored natural attenuation, enhanced in-situ bioremediation and in-situ oxidation. Your consultant recommends and our office concurs that in-situ oxidation is the most reasonable approach for the site. Several oxidizing chemicals are considered such as ozone, potassium permanganate, however, hydrogen peroxide or hydrogen peroxide with an iron catalyst (Fenton's reagent) are the chemicals of choice. Your consultant suggests that pilot tests would be beneficial in selecting the most effective and appropriate oxidant for the site. Our office suggests that a search of existing technical papers be performed to understand the current status of this treatment method. It is assumed that this method has been done may times previously and therefore, an actual pilot study is not necessary. Based on historical case and study review, please provide a work plan for the treatment of the petroleum and MTBE impacted soil and groundwater. Your work plan should include those papers used as reference and your rationale for the amount, location and type of the chemical oxidant treatment.

Please provide your work plan to our office within 45 days or no later than October 16, 2000.

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M Chan

Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, files
Mr. W. Mast, PES Environmental, Inc., 1682 Novato Blvd., Suite 100, Novato, CA 94947-7021

2FS1009 66th

State Water Resources Control Board

Division of Clean Water Programs
2014 T Street • Sacramento, California 95814 • (916) 227-7883
Mailing Address: P.O. Box 944212 • Sacramento, California • 94244-2120
FAX (916) 227-4530 • Internet Address: http://www.swrcb.ca.gov/~cwphome/ustcf

Winston H. Hickox
Secretary for Environmental Protection

Gray Davis
Governor

#565 2041

00 MAR 10 PM 3:55

March 7, 2000

cc

Mr. Rand Perry
129 Natalie Drive
Moraga, CA 94556-2422

PRE-APPROVAL OF CORRECTIVE ACTION COSTS, CLAIM NO. 12468, SITE ADDRESS: 1009 66TH AVENUE, OAKLAND

I have reviewed your request, received on March 4, 2000, for pre-approval of corrective action costs; I will place these documents in your file for future reference. I have included a copy of the "Cost Pre-Approval Request" form; please use this form in the future for requesting pre-approval of corrective action costs.

With the following provisions, the **total cost pre-approved** as eligible for reimbursement for the groundwater monitoring (4 events) and feasibility study, is **$11,220.00**. The cost proposal for this work by PES Environmental is pre-approved for eligible costs as submitted. Note that a detailed breakdown of costs (labor and materials) should be provided at time of Reimbursement Request or funding may be jeopardized/delayed.

In an effort to expedite future reimbursement requests associated with the implementation of these pre-approved tasks, we request that the attached budget tracking form be completed/updated and submitted with the relevant supporting documentation.

Be aware that this pre-approval does not constitute a decision on reimbursement: ***all reasonable and necessary*** *corrective action costs for work* ***directed and approved by the local regulator*** *will be eligible for reimbursement per the terms of your Letter of Commitment at costs consistent with those pre-approved in this letter.*

All future costs for corrective action must be approved in writing by Fund staff. Future costs for corrective action must meet the requirements of Article 11, Chapter 16, Underground Storage Tank Regulations.

- The actual costs and scope of work performed must be consistent with the pre-approval for it to remain valid.
- The work products must be acceptable to Alameda County Health Care Services (ACHCS).
- If a different scope of work becomes necessary, then you must request pre-approval of costs on the new scope of work.

- Although I have referred to the PES Environmental proposal in my pre-approval above, please be aware that you will be entering into a private contract: the State of California cannot compel you to sign any specific contract.

I also want to remind you that the Fund's regulations require that you obtain at least three bids, or a bid waiver from Fund staff, from qualified firms for all future necessary corrective action work.

Please remember that it is still necessary to submit the actual costs of the work as explained in the Reimbursement Request Instructions to confirm that the costs are consistent with this pre-approval before you will be reimbursed. ***Please insure that your consultant prepares their invoices to include the required break down of costs on a time and materials basis, that invoiced tasks are consistent with the original proposal, and that reasonable explanations are provided for any changes made in the scope of work or increases in the costs.*** *When the invoices are submitted you must include copies of all:*

- *subcontractor invoices (includes lab invoices)*
- *technical reports, when available, and*
- *applicable correspondence from ACHCS.*

Please call if you have any questions; I can be reached at (916) 227-7883.

Sincerely,

Mark Owens, Water Resources Control Engineer
Technical Review Unit
Underground Storage Tank Cleanup Fund

cc: Mr. Barney Chan, Alameda County Health Care Services, Alameda

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

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6700
(510) 337-9432

January 24, 2000
StID # 565

Mr. Rand Perry
129 Natalie Dr.
Moraga, CA 94556-2422

Re: Pacific Electric Motor, 1009 66th Ave., Oakland CA 94621

Dear Mr. Perry:

As you are aware, our office has requested you submit a modified Corrective Action Plan (CAP) for the above site, one, which would address the elevated MTBE concentration in groundwater. However, there has been some concern by your consultant that because of the anticipated forthcoming MTBE policy from the local Water Board, the requested CAP may not be adequate to satisfy these recommendations. Therefore, a request has been made to hold off submitting the CAP and performing any site remediation until the Water Board issues their opinion. This is a reasonable request, however, our office still requires quarterly groundwater monitoring and a feasibility study to evaluate the available options for MTBE remediation.

Therefore, you should submit a feasibility study along with your first quarter 2000 groundwater monitoring report. Please let me know when the Site Conceptual Model (SCM) and CAP can be prepared and delivered.

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, files
Mr. Steve Boyd, Pacific Electric Motor Co., 137 Fiesta Circle, Orinda, CA 94563
Mr. G. Norton, 368 Avondale Lane, Livermore, CA 94550
Mr. W. Mast, PES Environmental, 1682 Novato Blvd., Suite 100, Novato, CA 94947
Mr. M. Owens, SWRCB, 2014 T St., Sacramento, CA 95814

Mon/FS1009 66th

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

December 28, 1999
StID # 565

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

Mr. Rand Perry
Pacific Electric Motor Company
129 Natalie Drive
Moraga, CA 94556-2422

Re: Corrective Action Plan for Pacific Electric Motor Company, 1009 66th Ave., Oakland CA 94621

Dear Mr. Perry:

Our office has received and reviewed the December 20, 1999 Corrective Action Plan (CAP) for the above site as prepared by PES Environmental. The report also includes a conservative Tier 1 and Tier Risk Based Corrective Action (RBCA) evaluation for the site based upon the highest residual soil and groundwater concentrations. The conclusion of the RBCA evaluation was that potential human health risk existed through exposure of volatilization of groundwater into indoor air. Therefore, active remediation would be required.

After a review of a number of remediation options, your consultant concluded that the best alternative would be enhanced in-situ bio-remediation of groundwater. This would be accomplished using either hydrogen peroxide or oxygen releasing compound (ORC) injections. I have spoken with Mr. Will Mast of PES and expressed my concerns regarding the anticipated affect of this type of remediation. The fact is that although TPH may be reduced using this remediation approach, there is no guarantee that the MTBE contamination would be significantly reduced. Because of this, I recommended that he consider alternative treatment, which may be more effective on MTBE. Perhaps a pilot study would be helpful to demonstrate the potential of the treatment method. The use of Fenton's reagent, an iron sulfate, acidic peroxide solution, which is a strong oxidant was discussed.

It was pointed out that the regulatory policy on MTBE is not clear, however, the Regional Water Board is leaning toward one similar to the Draft State Water Resources Control Board policy. In that event, the high MTBE concentrations at this site (greater than 60 ppm) will require active remediation. In addition, the site must have a Site Conceptual Model (SCM). The SCM is an assemblage of information regarding the distribution of the chemicals at the site and its hydrologic setting. I have included a draft of the contents of a SCM report (see Appendix C). Of importance is the prioritization of site based upon the concentration of MTBE and the distance to the nearest water well or sensitive receptor. **Please review the SCM contents and provide your SCM along with your first quarter 2000 monitoring report.**

In addition, prior to site closure, to prevent exposure to residual soil contamination, you should include a risk management plan calling for an appropriate health and safety plan and other precautions for any future work near the contaminated areas.

Please provide a modified Corrective Action Plan (CAP) to our office within 45 days or no later than February 15, 2000.

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

Enclosure (all parties)
C: B. Chan, files
Mr. Steve Boyd, Pacific Electric Motor Co., 137 Fiesta Circle, Orinda, CA 94563
Mr. W. Mast, PES Environmental, 1682 Novato Blvd., Suite 100, Novato, CA 94947
Mr. G. Norton, Serrano & Cone, Inc., 2092 Omega Rd., Suite F, San Ramon, CA 94583
Mr. M. Owens, SWRCB, 2014 T St., Sacramento, CA 95814
CAP1009 66

Appendix C

Site Conceptual Model Reports

The Site Conceptual Model (SCM) is a written representation of the release scenario and the likely distribution of chemicals at the site. It links potential sources to potential receptors through transport of chemicals in air, soil, and water. It also provides a framework for the entire project and a communication tool for regulators, responsible parties, and other stakeholders. The goals of the conceptual model are listed below:

- Identify potential current and future receptors
- Identify the distribution of chemicals in space and time
- Identify how the distribution of chemicals is changing in space and time
- Identify environmental issues that need to be investigated

Reporting

Reports submitted to regulatory agencies are by necessity specific to the type of information they are presenting. They may contain a summary of activities, backup data to support conclusions, etc. A report that attempts to convey a representation of a SCM needs to meet the goals listed above. To meet these goals, investigation reports usually, at a minimum, contain the following elements:

Text

1. Site Description, Land Use, and Water Use
2. Chronology of Events
3. Site Stratigraphy and Hydrogeology
4. Well and Conduit Study
5. Source Removal Activites
6. Remediation Activities

Figures

1. Site Location Map
2. Site Vicinity Map with Receptor Wells
3. Site Map with Groundwater Gradients and Cross Section Lines
4. Site Map with Isoconcentration Contours
5. Cross Section - long axis of plume
6. Cross Section - short axis of plume
7. Cross Section of Regional Geology (optional)
8. Concentration vs. Time Plots for Each Well
9. Concentration vs. Distance (optional)

Tables

1. Groundwater Elevation Data
2. Groundwater Analytical Data
3. Soil Analytical Data

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

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

September 2, 1999
StID # 565

Mr. Rand Perry
129 Natalie Dr.
Moraga, CA 94556-2422

Re: Pacific Electric Motor, 1009 66th Ave., Oakland CA 94621

Dear Mr. Perry:

This letter acknowledges receipt and approves of your consultant's request for an extension for the requested Corrective Action Plan (CAP). In accordance to the request from Mr. Gary Norton, the CAP shall now be due by **October 15, 1999**.

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

C: **B.Chan, files**
Mr. G. Norton (by fax only)
Mr. W. Mast, PES, 1682 Novato Blvd., Suite 100, Novato, CA 94947
Mr. M. Owens, SWRCB, ~~2014 T St.~~, Sacramento, CA 95814 – 2828

Wpext1009 66

1001 I St., 17th floor.

Gary W. Norton & Associates

368 Avondale Lane Livermore, CA 94550 * Phone (925) 606-1187 * Fax (925) 606-1897 * E-mail<nortondg@dfi.com>

Mr. Barney Chan fax 510-337-9335 Page 1 of 3

FAX-MEMO

August 31`, 1999

Mr. Barney Chan
Alameda County Health Services
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 95502-4577

Subject: Pacific Electric Motor -UST Closure

Dear Mr. Chan

As we discussed today, Pacific Electric Motor (PEM) received on August 25, 1999 a letter signed by Mark Owens from the State Water Resources Control Board, Division of Clean Water Programs pre-approving the costs to proceed with the Corrective Action Plan Preparation. This was for the proposal submitted by PES Environmental, Inc. on July 30,1999.

We have authorized Will Mast at PES Environmental, Inc to begin work based on their July30, 1999 proposal, immediately upon receiving a purchase order from PEM. This will be released within the next few days.

Originally you had requested that your office receive the Corrective Action Plan (CAP) no later than September 1, 1999. Due to the delays in receiving pre-approval for cost coverage from the State Water Resources Control Board we are respectfully requesting and extension to this date. We would anticipate completing the CAP and having it submitted to your office available for review no later than October 15, 1999.

We look forward to your response and consideration in this matter. Please call me at your earliest convenience if you need any additional information or clarifications.

Sincerely,

Gary Norton
Gary W. Norton & Associates
(925) 606-1187
Fax (925) 606-1897

Cc Rand Perry PEM
Steve Boyd PEM
Will Mast PES

State Water Resources Control Board

Division of Clean Water Programs
2014 T Street • Sacramento, California 95814 • (916) 227-
Mailing Address: P.O. Box 944212 • Sacramento, California • 94244-2120
FAX (916) 227-4530 • Internet Address: http://www.swrcb.ca.gov/~cwphome/ustcf

Winston H. Hickox
Secretary for Environmental Protection

Gray Davis
Governor

ENVIRONMENTAL PROTECTION

99 AUG 26 PM 1:54

#565

August 25, 1999

cc

Mr. Rand Perry
129 Natalie Drive
Moraga, CA 94556-2422

PRE-APPROVAL OF CORRECTIVE ACTION COSTS, CLAIM NO. 12468, SITE ADDRESS: 1009 66TH AVENUE, OAKLAND

I have reviewed your request, received on August 3, 1999 for pre-approval of corrective action costs; I will place these documents in your file for future reference. I have included a copy of the "Cost Pre-Approval Request" form; please use this form in the future for requesting pre-approval of corrective action costs.

With the following provisions, the **total cost pre-approved** as eligible for reimbursement for the CAP, is up to **$4,200.** The cost proposal for this work by PES is approved for eligible costs as submitted.

In an effort to expedite future reimbursement requests associated with the implementation of these pre-approved tasks, we request that the attached budget tracking form be completed/updated and submitted with the relevant supporting documentation.

*Be aware that this pre-approval does not constitute a decision on reimbursement: **all reasonable and necessary** corrective action costs for work **directed and approved by the local regulator** will be eligible for reimbursement per the terms of your Letter of Commitment at costs consistent with those pre-approved in this letter.*

All future costs for corrective action must be approved in writing by Fund staff. Future costs for corrective action must meet the requirements of Article 11, Chapter 16, Underground Storage Tank Regulations.

- The actual costs and scope of work performed must be consistent with the pre-approval for it to remain valid.
- The work products must be acceptable to Alameda County Health Care Services (ACHCS).
- If a different scope of work becomes necessary, then you must request pre-approval of costs on the new scope of work.

- Although I have referred to the PES proposal in my pre-approval above, please be aware that you will be entering into a private contract: the State of California cannot compel you to sign any specific contract.

I also want to remind you that the Fund's regulations require that you obtain at least three bids, or a bid waiver from Fund staff, from qualified firms for all future necessary corrective action work.

Please remember that it is still necessary to submit the actual costs of the work as explained in the Reimbursement Request Instructions to confirm that the costs are consistent with this pre-approval before you will be reimbursed. ***Please insure that your consultant prepares their invoices to include the required break down of costs on a time and materials basis, that invoiced tasks are consistent with the original proposal, and that reasonable explanations are provided for any changes made in the scope of work or increases in the costs.*** *When the invoices are submitted you must include copies of all:*

- *subcontractor invoices (includes lab invoices)*
- *technical reports, when available, and*
- *applicable correspondence from ACHCS.*

Please call if you have any questions; I can be reached at (916) 227-7883.

Sincerely,

Mark Owens

Mark Owens, Water Resources Control Engineer
Technical Review Unit
Underground Storage Tank Cleanup Fund

cc: Mr. Barney Chan, Alameda County Health Care Services, Alameda

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

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

July 14, 1999
StID # 565

Mr. Rand Perry
129 Natalie Dr.
Moraga, CA 94556-2422

Mr. Steve Boyd
137 Fiesta Circle
Orinda, CA 94563

Re: Pacific Electric Motor Co., 1009 66th Ave., Oakland CA 94621

Dear Messrs. Perry and Boyd:

Our office has received and reviewed the **June 17, 1999 Second Quarter 1999** monitoring report for the above site as prepared by PES Environmental, Inc. (PES). Recall, after the last monitoring report, there was an indication that groundwater concentrations may be decreasing, however, this quarter's results are the same magnitude of order as the initial results in September 1998. As suspected, the petroleum plume appears to be migrating west-southwesterly from the former underground tank. Indication of this was initially seen in W. A. Craig attempt to delineate and excavate contaminated soil in this direction from the former underground tank.

It is clear that a significant amount of petroleum hydrocarbon remains in soil and/or groundwater. The previously submitted Risk Evaluation from PES was premature, as it did not include the recent data. The concentration of gasoline detected in MW-4 is nearly that of a saturated sample ie there is a likelihood that free product may exist on groundwater in this area. The concentration of MTBE is also very high. Because of its high solubility in water, MTBE has a tendency to be at the leading edge of a contaminant plume. For the first time, MTBE was detected in one of the down-gradient wells, MW-3. PES concludes that petroleum hydrocarbons appear to be migrating toward the property boundary. Because of the high concentrations of benzene and MTBE and its presence near the property boundary nearly 175' from the former underground tank, our office requests that a corrective action plan (CAP) be submitted to reduce these concentrations and stop their migration. I have discussed various options with Mr. Gary Norton and he has been informed of the County's request. Along with the CAP, I have requested that a feasibility study be provided, which discusses remediation options and the rationale in deciding on the proposed method.

Please submit the requested report to our office **within 45 days or by September 1, 1999**.

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M Chan

Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, files
Mr. W. Mast, PES Environmental, 1682 Novato Blvd., Suite 100, Novato CA 94947
Mr. G. Norton, 368 Avondale Lane, Livermore, CA 94550 CAP1009

TEA
TECHNICAL & ENGINEERING ASSOCIATES, INC.
P.O. BOX 7455 • MENLO PARK, CA 94026-7455 • PHONE: 650-854-3951 • FAX: 650-854-9712

#565

Fax Cover Sheet

DATE: 4-19-99

TO: Mr Barney Chan Alameda Co. Health Envir Health Servs	FROM: Gary Nowlan TECHNICAL & ENGINEERING ASSOCIATES, INC. PO BOX 7455 MENLO PARK, CA 94026-7455
PHONE:	PHONE: 925-606-1897
FAX: 510-337-9335	FAX:
RE:	CC:

Number of pages including cover sheet: 7

MESSAGE

Barney,

Not much out there on MTBE treatment. Margaret was able to find this for me off the internet. Thought you might find it interesting.

Thanks for your help

Gary

In terms of its potential impact on drinking water, MTBE is now becoming an increasingly serious concern with the State and thus the County. There are no simple waters to expedite a remediation of a MTBE groundwater site that I'm aware of. I spoke with Will Mast at PES; they have no experience with MTBE remediation. UC-Davis has done some work, but most of the work is very preliminary. A SOCKS/Monitoring well adsorbent approach is not likely to provide much benefit in removing MTBE.

Barney Chan indicted that the State is concerned enough about the problems with MTBE they will likely further extend their funded UST clean-up program from the year 2003 to 2010.

At this point I believe we are in a holding pattern. PES will proceed with the next quarterly sampling event this month. Lets hope we continue to see improvement.

Please call me at any time if you have any questions or comments (925-606-1897).

Best Regards,

Gary

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

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

December 1, 1998
StID # 565

Mr. Rand Perry
Pacific Electric Motor Co.
129 Natalie Dr.
Moraga, CA 94556-2422

Re: Additional Soil and Groundwater Investigation Report, 1009 66th Ave., Oakland 94621

Dear Mr. Perry:

Our office has received and reviewed the November 11, 1998 report referenced above prepared by PES Environmental. As you may recall, this work was performed to obtain additional soil and groundwater data in addition to verifying the groundwater gradient at this site. This data was lacking and therefore, the submitted Risk Assessment could not yet be evaluated. The on-site work consisted of two soil borings within the former tank excavation pit and one additional monitoring well down-gradient of the tank pit. The following observations were noted upon review of the report:

- The shallow soil samples from the borings within the tank pit indicate that backfill material exists in at least these two locations which are down-gradient of the former tank and piping run.
- In the area immediately beyond the former tank pit excavation significant groundwater impact is prevalent in MW-4. Elevated gasoline, BTEX and MTBE was exhibited in the groundwater sample from MW-4.
- The groundwater gradient determined during the September 98 sampling event was very shallow and towards the west.

PES believes that the elevated contaminant levels may be due to the analysis of contaminants absorbed on soil particles collected during the water sampling. They believe that after the groundwater equilibrates, the concentrations will decrease. Our office suggests taking turbidity, conductivity and total dissolved solids readings on the water samples to see if these results support this belief. Please comply with the prior request to confirm the highest MTBE groundwater results using either EPA Method 8240 or 8260.

Our office concurs with the PES recommendation to continue quarterly groundwater monitoring at this site for a total of four quarters. After this time, PES may make recommendations to discontinue monitoring and submit a revised Risk Assessment.

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, files
Mr. W. Mast, PES Environmental, 1682 Novato Blvd., Suite 100, Novato CA 94947
Mr. G. Norton, 368 Avondale Lane, Livermore, CA 94550

Stat1009-66

Peter M. Rooney
Secretary for Environmental Protection

State Water Resources Control Board

John P. Caffrey, Chairman

Division of Clean Water Programs
2014 T Street, Suite 130 • Sacramento, California 95814 • (916) 227-0743 FAX (916) 227-4530
Mailing Address: P.O. Box 944212 • Sacramento, California • 94244-2120
Internet Address: http://www.swrcb.ca.gov/~cwphome/ustcf/fundhome.htm

Pete Wilson
Governor

August 6, 1998

RO411

Dan Neal
Pacific Electric Motor Co.
1009 66th Ave
Oakland, CA 94621

PRE-APPROVAL OF CORRECTIVE ACTION COSTS, CLAIM NO. 12468,
SITE ADDRESS: 1009 66TH AVE, OAKLAND, CA 94621

I have reviewed the request submitted by Rand Perry on your behalf, received on July 21, 1998, for pre-approval of corrective action costs; I will place these documents in your file for future reference. In the future, the Fund will only recognize pre-approval requests submitted by yourself or your authorized representative, not hired consultants. If you wish to have your consultant prepare future requests, then you must include documentation to indicate that you have authorized the consultant to do so. This authorization may be represented through the completion of the enclosed "Cost Pre-Approval Request" form, to be signed by you or your authorized representative. Please make sure that this form accompanies all future requests for pre-approval of corrective actions costs

With the following provisions, the total cost pre-approved as eligible for reimbursement for completing the July 7, 1998, PES Environmental, Inc. (PES) workplan approved by the Alameda County Health Care Services Agency (County) in their July 9, 1998 letter, is **$7,600**; see the table below for a breakdown of costs.

Be aware that this pre-approval does not constitute a decision on reimbursement: ***all reasonable and necessary*** *corrective action costs for work* ***directed and approved by the County*** *will be eligible for reimbursement per the terms of your Letter of Commitment at costs consistent with those pre-approved in this letter.*

All future costs for corrective action must be approved in writing by Fund staff.
Future costs for corrective action must meet the requirements of
Article 11, Chapter 16, Underground Storage Tank Regulations.

COST PRE-APPROVAL BREAKDOWN

Task	Amount Pre-Approved	Comments
Task I: Work Plan	**$0**	The Fund does not pre-approve costs that have already been incurred. A decision on costs reasonableness and eligibility will be made upon submittal of the next reimbursement request. When submitted, all invoices must relate costs on a time and materials basis; no lump sum charges are acceptable for Fund consideration.

Task	Amount Pre-Approved	Comments
Task II: GW Investigation	**$6,100** PES: $2,900 Driller: Actual + 15% 1 Well Dev/Sampling: $500 Laboratory: Actual + 15% Surveyor: $350	Costs submitted in the proposal appear excessive for the work being performed. Because costs for PES were not submitted on a time and materials basis (w/ labor rates and equipment costs), it is difficult to address the apparently excessive costs in a more specific manner. If you feel that the proposed costs are justifiable, you may submit another pre-approval with a more *detailed* cost breakdown and/or three bids for each activity.
Task III: Revised Human Health Risk Evaluation (HHRE)	**$0** ($1,500 expected)	As mentioned in the proposal, based upon future discussions with the County the scope of work and actual costs may change. Therefore, it would be premature to pre-approve HHRE costs at this time. Due to the repetitive nature of preparing report revisions, the time required to prepare this document is expected to be less than previous efforts. As indicated, it is anticipated that an additional HHRE could be prepared at a cost of about $1,500.
Task IV: Well Destruction	**$0**	Again, it would be premature to pre-approve costs for well destruction activities that have not yet been directed and approved by the County. At such a time when the County directs the destruction of the wells, a pre-approval request should be submitted. You should be aware that without three bids, the Fund considers a <u>total</u> cost of about $500 per 20' well to be reasonable. This <u>total</u> costs includes those associated with the workplan through completion report. Therefore, the costs included with this proposal appear excessive. It is recommended that three bids be sought for drilling and a more *detailed* cost breakdown be submitted with your future well abandonment pre-approval request.
Task V: Waste Management	**$1,500**	Disposal costs associated with well closure activities should be included in the future well destruction pre-approval request.
TOTAL PRE-APPROVED	**$7,600**	

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

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

July 9, 1998
StID # 565

Mr. Rand Perry
Pacific Electric Motor Company
1009 66th Ave.
Oakland CA 94601

Re: Work Plan for Additional Groundwater Investigation for Pacific Electric Motor Co., 1009 66th Ave., Oakland CA 94601

Dear Mr. Perry:

Our office has received and reviewed the July 7, 1998 work plan for additional site investigation for the above site. This work plan describes the additional work requested in my prior May 13, 1998 letter and discussed in our meeting at the County's office.

As stated in this work plan, one additional monitoring well (MW-4) shall be installed beyond the westernmost extent of the prior excavation and sampling points. In addition, two borings will be advanced within the general tank pit area in locations of prior noted contamination. Both soil and groundwater samples will be taken from the borings. Grab groundwater samples will be taken from the two tank pit borings and a water sample taken from the monitoring well after its installation and development. Groundwater gradient will be determined using the new well and the existing perimeter wells (MW-2 and MW-3). Upon review of the investigation report, our risk assessor will provide direction in how to evaluate this data in a future risk assessment.

This work plan is accepted with the following condition:

- Please note that the test method for benzene, toluene, ethyl benzene and xylenes (BTEX) and methyl tert-butyl ether (MTBE) should be EPA Method 8020. In addition, should MTBE be detected in appreciable concentration in groundwater, its detection must be verified using EPA Method 8260 or 8240.

Please contact me prior to this field work. You may contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M Chan

Barney M. Chan
Hazardous Materials Specialist

C: **B. Chan, files**
Mr. W. Mast, PES Environmental, 1682 Novato Blvd., Suite 100,. Novato, CA 94947

wpapPEM

Gary W. Norton & Associates 925

368 Avondale Lane Livermore, CA 94550 * Phone ~~(510)~~ 606-1187 * Fax (510) 606-1897

FAX Barney Chan Alameda Co. Envir. Protection
Fax # 510-337-9335 Page 1 of 1

June 9, 1998

Mr. Barney M. Chan
Alameda County Environmental Health Services
Environmental Protection
1131 Harbor Bay parkway, Suite 250
Alameda, CA 94502-6577

#565

Subject: Pacific Electric Motor Company
Closure of Underground Storage Tank StID # 565

Dear Mr. Chan,

Rand Perry and I certainly appreciated the time you afforded us in reviewing the issues related to UST closure at the property located at 1009 66th Avenue in Oakland. As you are probably already aware, Pacific Electric Motor Company (PEM) was sold last year. However, title to the property remains with the original owner. Once the UST closure is completed, title to the property will be transferred to the new PEM owners.

We would like to complete the property sale and transfer as soon as possible however, a portion of the clean-up costs are being reimbursed under a State of California "Underground Storage Tank Clean-up Fund". This requires full documentation pre-approval of expenditures by the State.

We are proceeding with your requests for additional sampling and monitoring outlined in your May 13, 1998 letter and discussed during our meeting. PES Environmental is working with us to complete a work plan, which we plan on submitting for your review shortly. However, we are requesting a two week extension for completion of the work plan from the June 15 1998 to June 30, 1998. Please advise us if this is acceptable. I can be reached at (925) 838-5685 ext. 113 or E-mail <nortondg@tdl.com>.

Sincerely,

Gary Norton

Cc Mr. Rand Perry
Mr. William Mast PES

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

May 13, 1998
StID # 565

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

Mr. Rand Perry
Pacific Electric Motor Company
1009 66th Ave.
Oakland CA 94601

Re: Evaluation of Residual Health Risks at Pacific Electric Motor Company, 1009 66th Ave., Oakland CA 94601

Dear Mr. Perry:

Our office has received and reviewed the above report prepared by PES Environmental, Inc. We have also received the Quarterly groundwater monitoring report for March 1998. Having reviewed both reports and through internal review and conversation with Mr. Will Mast of PES, we have concurred that additional site investigation is necessary prior to reviewing a human health risk assessment. Upon review of the historical data for the site, our office has the following observations and questions:

- The depth to groundwater currently reported (3/98) is at approximately 3' bgs and may be under confined or semi-confined conditions ie groundwater may exists below a fairly impermeable layer of soil and rises in a monitoring well installed through it.
- The extent of excavation performed by W. A. Craig within the area of former underground tank is unclear. It appears that some soils were excavated to a depth of 23'bgs. Therefore, within the area of over-excavation, fill material exists at different levels. This fact can affect the migration of contamination in both groundwater and vapors.
- Monitoring well MW-1, located near the north edge of the property, may not represent the highest concentration of contamination. High concentrations of gasoline and benzene still exist immediately down-gradient of MW-1 where no monitoring well currently exists. The down-gradient wells at the site are about 175' from MW-1.
- The groundwater elevation and groundwater gradient may be affected by the close proximity of fill material next to MW-1. The large distance between wells also may distort the actual groundwater gradient near the former underground tank.
- The screen interval of the three monitoring wells installed by Environ is inconsistent with either a confined or unconfined aquifer. These wells are screened from 5-25'. If water was encountered at 6-9' as stated in the well logs, why was the screen interval extended to entire depth of the well? It is noted that WAC-1, the well installed by WA Craig, was screened

from 19.6-27.6' indicative of encountering water at a deeper depth. If groundwater truly exists at 6-9'bgs, how were parts of this area excavated down to a depth of 23'?

- Depending on the site's actual groundwater depth and the "true" gradient, there may still be a need to determine the limits of contamination both up and down gradient of the former excavation. Clearly, soil samples taken within the limits of the final excavation exhibit high residual benzene concentration. In particular, the highest detected benzene soil concentrations were detected in the southwest direction from the former underground tank. Soil sample 11TB-6' exhibited 2,800 ppm TPHg and 18 ppm benzene and GP1-9.5-10' exhibited 1100 ppm TPHg and 13 ppm benzene.

In order to address the above items, it was agreed that the following additional investigation is required:

- Installation of one monitoring well immediately "down-gradient" of the area of known high residual benzene soil contamination.
- Advancement of two borings and the sampling of grab groundwater samples from points within the former excavation in areas of known high residual gasoline and benzene contamination.

After the results of this investigation are reviewed, your consultant should discuss with our offices the merits and specific elements of a revised human health risk assessment. At this point, the PES Risk Evaluation cannot be reviewed because of insufficient data.

Please submit a work plan to perform the requested site investigation and provide comment to the above items **within 30 days or by June 15, 1998.** You may contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M Chan

Barney M. Chan
Hazardous Materials Specialist

C: B. Chan, files
Mr. W. Mast, PES Environmental, 1682 Novato Blvd., Suite 100, Novato, CA 94947
Ms. M. Logan, ACEH

SaiPEM

1/8/98

Steve - original owner
- Rand - no longer employee
- G. Norton, Margaret

} oversee mgmt/ administ / Cleanup Fund work

- PCS won bid over Environ

sold property to group of employees however he retains responsibility

---

mtg w/ G Norton & Margaret Wong
propose to do some type of GW removal & treatment which I concurred with
next monitoring event set for this (Jan) month

#565
BC
R0411

Cal/EPA

State Water Resources Control Board

Division of Clean Water Programs

Mailing Address:
P.O. Box 944212
Sacramento, CA
94244-2120

2014 T Street,
Suite 130
Sacramento, CA
95814
(916) 227-4307
FAX (916) 227-4530

World Wide Web
http://www.swrcb.ca.gov/~cwphome/fundhome.htm

Pete Wilson
Governor

DEC 17 1997

Dan Neal
Pacific Electric Motor Co.
1009 66th Ave
Oakland, CA 94621

UNDERGROUND STORAGE TANK CLEANUP FUND, CLAIM NO. 12468, FOR SITE ADDRESS: 1009 66TH AVE, OAKLAND 94621

The State Water Resources Control Board (State Board) is able to issue, pursuant to applicable regulations, the enclosed Letter of Commitment (LOC) in an amount not to exceed $200,000. This LOC is based upon our review of the corrective action costs you reported to have incurred to date. The LOC may be modified by the State Board.

It is very important that you read the terms and conditions listed in the enclosed LOC. Claims filed with the Underground Storage Tank Cleanup Fund far exceed the funding available and it is very important that you make use of the funding that has been committed to your cleanup in a timely manner.

Consequently, if you do not submit your first reimbursement request for corrective action costs which you have incurred within ninety (90) calendar days from the date of this letter, your funds will automatically be deobligated. Once deobligated, any future funds for this site will be obligated subject to availability of funds at such time when we receive your reimbursement request.

You are reminded that you must comply with all regulatory agency time schedules and requirements and you must obtain three bids for any required corrective action. Only corrective action costs *required* by the regulatory agency to protect human health, safety and the environment can be claimed for reimbursement. **Unless waived in writing, you are required to obtain *preapproval of costs* for all future corrective action work (form enclosed).** If you have any questions on obtaining preapproval of your costs or the three bid requirement, please call Steve Marquez, our Technical Reviewer assigned to claims in your Region, at (916) 227-0746. Failure to obtain preapproval of your future costs may result in the costs not being reimbursed.

The following documents needed to submit your reimbursement request are enclosed:

- "Reimbursement Request Instructions" package. **Retain this package for future reimbursement requests.** These instructions must be followed when seeking reimbursement for corrective action costs incurred after January 1, 1988. Included in the instruction package are samples of completed reimbursement request forms and spreadsheets.

Cal/EPA

State Water Resources Control Board

Division of Clean Water Programs

Mailing Address:
P.O. Box 944212
Sacramento, CA
94244-2120

2014 T Street,
Suite 130
Sacramento, CA
95814
(916) 227-4539
FAX (916) 227-4530

World Wide Web
http://www.swrcb.ca.gov/~cwphome/fundhome.htm

[redacted] ENVIRONMENTAL PROTECTION 97 SEP 18 PM 2:55

5[redacted] BC

Pete Wilson
Governor

September 17, 1997

Dan Neal
Pacific Electric Motor Co.
1009 66th Ave
Oakland, CA 94621

UNDERGROUND STORAGE TANK CLEANUP FUND PROGRAM, NOTICE OF CLAIM ACCEPTANCE: CLAIM NUMBER 12468; FOR SITE ADDRESS: 1009 66TH AVE, OAKLAND 94621

Your claim has been accepted for placement on the Priority List in Priority Class "B".

After adoption of the Priority List, staff will review, verify, and process applications based on their priority and rank within a priority class. During this detailed review, staff may request additional information needed to verify eligibility. Once review of the application is complete and the claim is determined to be valid, a Letter of Commitment will be issued obligating funds toward the cleanup.

If, during the detailed review, it is determined that the claim application contained fraudulent information or misrepresentation making the claim unacceptable or ineligible, your claim may be rejected. In such event, you will be issued a Notice of Intended Removal from the Priority List, informed of the grounds for the proposed removal of the claim, and provided an opportunity to correct any deficiencies which are the basis for the proposed removal.

If you have any questions, please contact me at (916) 227-4539.

Sincerely,

ORIGINAL SIGNED BY

Cheryl Gordon
Claim Review Unit
Underground Storage Tank Cleanup Fund

cc: Mr. Thomas Peacock
Alameda County EHD
1131 Harbor Bay Pkway, 2nd Fl.
Alameda, CA 94502-6577

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

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

August 19, 1997
StID # 565

Mr. Rand Perry
Pacific Electric Motor Co.
1009 66th Ave.
Oakland CA 94601

Re: Soil and Groundwater Investigation for Pacific Electric Motor Co., 1009-66th Ave., Oakland, CA 94601

Dear Mr. Perry:

This letter serves to summarize the 7/31/97 meeting at the County's office with yourself, Mr. John Schroeter, Mr. Gary Norton and myself in regards to the on-going subsurface investigation at the above site. This meeting addressed the items in my July 28, 1997 letter and attempted to clarify the requirements for eventual site closure.

At this meeting, I was given the July 17, 1997 Environ report which had been revised, stamped and signed. I was also given a summary table accounting for the removal of 2087 cubic yards of soil to BFI Landfill. No further information regarding soils disposal is required.

Offsite characterization was not required based upon a southwesterly groundwater gradient. It was assumed that offsite residential exposure could be conservatively estimated by using existing soil and groundwater data closer to the former tank pit. It was agreed that a human health risk assessment would be submitted after sufficient groundwater monitoring had occurred. Three additional monitoring events were requested to determine if groundwater concentrations have stabilized.

In regards to monitoring well WAC-1, installed by W.A. Craig, because of its uncertain construction, no additional monitoring will be required from this well, however, TPHg, BTEX and MTBE must be analyzed in the other three wells.

In order to verify that natural bioremediation is occurring in these wells, at least two wells, one within the plume and one downgradient, should be tested for the following indicator parameters:

*dissolved oxygen
*oxygen-reduction potential
*nitrates, sulfates
*iron +2

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M Chan

Barney M. Chan
Hazardous Materials Specialist

c: Mr. Gary Norton, Serrano & Cone Inc., 2092 Omega Rd., Suite F
San Ramon, CA 94583
Mr. John Schroeter, Environ, 5820 Shellmound St., Suite 700,
Emeryville, CA 94608
B. Chan, files
2mon1009

INVOICE

INVOICE DATE
7/17/97
INVOICE NO.
INVOICE AMOUNT
$24,464.43

BFI-Keller Canyon Landfill
901 Bailey Road
Pittsburg, CA 94565

Pacific Electric Motor Company
Rund Perry
1009 66th Avenue
Oakland, CA 94621-3535

ACCOUNT BALANCE DUE
AMOUNT PAID

PLEASE ENTER AMOUNT PAID

TO RECEIVE PROPER CREDIT PLEASE RETURN THIS PORTION WITH YOUR PAYMENT.

TERMS: PAYABLE UPON RECEIPT

INVOICE NO.:

INVOICE DATE

DATE	DOC. REFERENCE NO.	DESCRIPTION	AMOUNT
7/9/97-7/11/97		Transportation and Loading to Vasco 2718.27 Tons $9.00	$24,464.43
		Total	$24.464.43

RECEIVED
PACIFIC ELEC. TR.C
JUL 18 7 02 AM

EXTENSION OK
AS QUOTED
CUSTOMER
PO#
TAX
CHG # JOB
VENDOR # 1695
ACCT # 230-00 24,464.43
OR PO# PM"
BATCH #
ENT'D DATE

PLEASE RETAIN THIS PORTION FOR YOUR RECORDS

PLEASE PAY FROM THIS INVOICE
NO OTHER BILLING WILL BE MADE.

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

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

May 30, 1997
StID # 565

Mr. Rand Perry, Vice President
Pacific Electric Motor Co.
1009 66th Ave.
Oakland CA 94621

Re: Work Plan for Soil and Groundwater Investigation for Pacific Electric Motor Co., 1009 66th Ave., Oakland CA 94621

Dear Mr. Perry:

Our office has received and reviewed the May 27, 1997 work plan for soil and groundwater investigation as provided by Mr. John Schroeter of Environ. This work plan proposes the installation of three monitoring wells at this site; one upgradient and two in the assumed downgradient direction relative the former gasoline tank. Both soil and groundwater samples will be collected from the borings/ wells in addition to collecting a groundwater sample from the existing monitoring well.

This work plan is accepted with the following conditions:

1. On all future site plans, please indicate the location of the existing monitoring well. There was some uncertainty in its location and our office was never informed of its exact location.

2. Please provide a copy of the stockpile soil sampling report. At the time of our previous meeting, not all analytical results were available. Please keep our office updated on the disposition of these soils.

3. Please have Environ use its best professional judgement when determining the depth of borings and the slotting interval in the construction of the proposed wells. Using the same slotting interval as the adjacent Fire Station on 66th Ave. should occur only if site conditions dictate.

4. Please have your consultant field screen each boring within every five foot interval using either a PID or OVA instrument or equivalent. The soil samples with the highest values should be analyzed in the laboratory. Please keep in mind that our office may require additional chemical analysis based upon the complete results of the stockpile samples.

Quarterly groundwater sampling should be instituted after monitoring well installation.

Please notify me **72 working hours** prior to your field work.

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M Chan

Barney M. Chan
Hazardous Materials Specialist

c: B. Chan, files
Mr. J. Schroeter, Environ, 5820 Shellmound St., Suite 700, Emeryville, CA 94608
Mr. G. Norton, Serrano & Cone Inc., 2092 Omega Rd., Suite F, San Ramon, CA 94583
wpap1009

5/12/97

Mtg re: ~~[illegible]~~ - 66th Ave. PEM

G Norton, M. Wong, J. Schroeter, Rand Perry (PEM)

→ will submit add'l analytical re. m.o parameters.

→ Majority of pile will used as backfill in a Containment facility near Cypress. - need more info

pile 4: likely disposed as waste (m.o. impacted)

→ Will need MW's

→ will review GW data from Acts Full Gospel + Fire Station sites prior to proposing new location

→ will require at least a Tier 2 RBCA.

- w/ F+T estimates.

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

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

November 21, 1996
StID # 565

Mr. Terry Knox
Pacific Electric Motor
1099 66th Ave.
Oakland CA 94621-3535

NOTICE OF VIOLATION

Re: Request for Technical Reports for Subsurface Investigation at 1009 66th Ave., Oakland CA 94621

Dear Mr. Knox:

Our office last corresponded with you in my June 25, 1996 letter. Technical reports were requested to be delivered to our office by **July 26, 1996.** Enclosed please find a copy of this letter. As that letter stated, our office has not been adequately informed of the work and progress made at the above site in regards to the investigation of the petroleum hydrocarbon release from the former gasoline tank at this site.

After the underground tank removal in February of 1995, we were informed that trenches were extended both south and west of the original tank pit and then Geoprobe borings were advanced in three directions around the tank pit to further delineate the fuel release. W.A. Craig's May 16, 1995 report detailed this work. Significant soil and groundwater was generated from the tank removal and this additional investigation. The recommendation of this report was to excavate in stages the identified contaminated soil and pump any accumulated water. A groundwater investigation, with the installation of monitoring wells will also be required. No further information has been sent to our office beyond the May 16, 1995 W. A. Craig report.

Therefore, our office still requests the technical reports/ information stated in my June 25, letter **within 30 days or by December 23, 1996.**

This is a formal request pursuant to the Water Code section 13267 (b) and the Health and Safety Code section 25299.37 and 25299.78. Failure to provide the requested technical reports may subject Pacific Electric Motor to civil liability up to $5000/day per tank.

Please contact me at (510) 567-6765 if you have any questions regarding this letter.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

enclosure

c: L. Blazer, Alameda County District Attorney's Office
Mr. William Craig, W.A. Craig, Inc., P.O. Box 448, Napa, CA 94559-0448
B. Chan, files
NOV1009

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

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6700

June 25, 1996
StID # 565

Mr. Terry Knox
Pacific Electric Motor
1099 66th Ave.
Oakland CA 94621-3535

Re: Request for Technical Reports for Subsurface Investigation at 1009 66th Ave., Oakland CA 94621

Dear Mr. Knox:

Our office has not been adequately informed of the work and progress made at the above site in regards to the investigation of petroleum hydrocarbon release from the former gasoline tank at this site.

Our last correspondence was my July 19, 1995 letter which commented on a July 5, 1995 work plan submitted by W.A. Craig, Inc. This work plan proposed excavation of contaminated soils and the removal of contaminated water which may enter the excavation pit. Our office conditionally approved this work plan. Through several subsequent conversations with Mr. Frank Goldman of W. A. Craig, our office was informed that the work plan was implemented. We were informed that approximately 112,000 gallons of water was removed from the excavation and that a permit to discharge this water was obtained from the Regional Water Quality Control Board (RWQCB). The extent of excavation, however, was not reported to our office. I was to be notified at the completion of the excavation in order to witness confirmatory soil sampling, however, the presence of water and the unavailable storage space put the final excavation on hold.

Our office has not been contacted in 1996, therefore, we are requesting an update on site status. This update should include, at a minimum:

1. Records for the disposition of all groundwater and soil;

2. Status of excavation activities, including any soil sample results;

3. Status of any stockpiled soils or groundwater currently onsite;

4. A work plan for the installation of a minimum of three (3) monitoring wells;

5. An evaluation as to whether any additional site characterization is needed to determine the extent of soil and groundwater contamination; and

6. An evaluation of the potential risk associated with the residual soil and groundwater contamination. This information should be used to develop a corrective action plan (CAP). Part of your risk evaluation should be to determine if the site can be considered a "low risk groundwater site" where only verification monitoring is required.

Please submit the above technical reports/information to our office **within 30 days or by July 26, 1996.**

This is a formal request pursuant to the Water Code and the Health and Safety Code. Failure to provide the requested technical reports may subject Pacific Electric Motor to civil liability.

Please contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M Chan

Barney M. Chan
Hazardous Materials Specialist

c: Mr. William Craig, W.A. Craig, Inc., P.O. Box 448, Napa, CA 94559-0448
G. Coleman, files

rep1009

STATE OF CALIFORNIA - CALIFORNIA ENVIRONMENTAL PROTECTION AGENCY PETE WILSON, Governor

CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD

SAN FRANCISCO BAY REGION
2101 WEBSTER STREET, Suite 500
OAKLAND, CA 94612
Tel: (510) 286-1255
FAX: (510) 2861380
BBS: (510) 286-0404

October 18, 1995
File No. 2198.19(KLG)
UST RB File No. 01-2124

Terry Knox
Pacific Electric Motors
1009 66th Avenue
Oakland, CA 94621-3535

SUBJECT: Discharge of Treated Groundwater From Tank Excavation, Pacific Electric Motors Site, 1009 66th Avenue, Oakland, CA

Dear Mr. Knox:

We have received W.A. Craig's Application for the discharge of treated groundwater submitted on your behalf. This report requests permission to discharge approximately 112,000 gallons of treated groundwater from the above site to a storm drain located onsite. The wastewater will be generated as a result of dewatering an underground storage tank excavation for the purpose of excavating contaminated soil at the site. Because of the historical presence of petroleum concentrations in the groundwater beneath the site, the dewatered groundwater from the excavation at the site will be placed in temporary storage tanks. It is proposed to pass the contaminated water through granular activated carbon vessels, test the water stored in the tanks, then discharge to the adjacent storm drain system. The water will be tested for Total Petroleum Hydrocarbons per EPA method 8015 and Volatile Organics per EPA method 8020, including Methyl Tert Butyl Ether (MTBE).

In the event that pollution levels exceed the limits specified in Order No. 91-056, or other provisions of that order are violated, the Regional Board shall be notified, and all discharge activity shall cease until the groundwater is suitably treated.

A discharger is required to obtain a National Pollution Discharge Elimination System (NPDES) permit before disposing of non-stormwater to waters of the State. However, based on the information contained in your report, the water quality concerns are considered to be insignificant. Therefore, I will not recommend that the Regional Board take enforcement action if the subject 112,000 gallons of groundwater is treated and disposed of in the proposed manner without an NPDES permit. Please complete your discharge by December 31, 1995.

Discharge to the storm drain should not exceed 80 gallons per minute. You should also be aware that it is the responsibility of any persons proposing to discharge to a storm drain to obtain authorization to discharge from the agency having jurisdiction over the user of the storm drain system. Please contact Joe Trapp at (510) 238-3171 with the City of Oakland at least seven days prior to commencement of the discharge.

If you wish to perform additional discharge activities at this site, you must first submit a detailed proposal to this Board for review. Please call Kevin Graves at (510) 286-0435 if you have any questions.

Sincerely,

Lawrence P. Kolb
Acting Executive Officer

Stephen I. Morse
Chief, Toxics Division

cc: Frank Goldman, W.A. Craig Inc. w/encl.
Barney Chan, ACDEH w/o encl.
Joe Trapp, City of Oakland w/o encl.

enclosure: Order No. 91-056
100966th.let

W. A. CRAIG, INC.

Industrial and Environmental Contractor

P. O. Box 448

Napa, California 94559-0448

Contractor and Hazardous Substances License #455752

Cal/OSHA Statewide Annual Excavation Permit 556208

(800) 522-7244

Berkeley (510) 525-2780 **Fax: (707)-252-3385** **Napa (707) 252-3353**

FAX TRANSMITTAL SHEET

DATE: 10-20-95

TO: Barney Chan

COMPANY: Alameda County Dept Environmental Health
Division of Hazardous materials

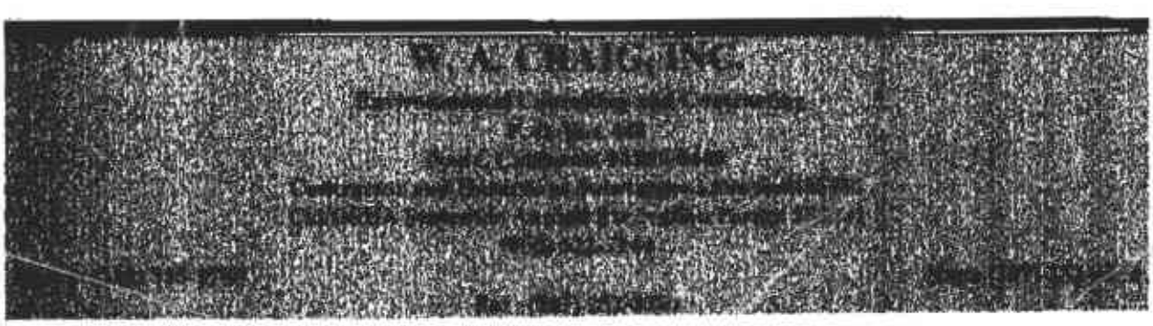
FAX #: 510-337-9335

FROM: Frank Goldman - W.A. Craig, Inc.

TOTAL # PAGES: _____ **(INCLUDING COVER PAGE)**

HARD COPY TO FOLLOW: **YES ( )** **NO ( )**

MESSAGE:



W. A. CRAIG, INC.

Environmental Consulting and Contracting
P. O. Box 448
Napa, California 94559-0448
Contractor and Hazardous Substances License #455752
Cal/OSHA Statewide Annual Excavation Permit 559351
(800) 522-7244

Phone: (510) 525-2780 **Napa (707) 252-3353**

Fax: (707) 252-3385

October 17, 1995

Kevin Graves
Associate Water Resources Control Engineer
Toxics Cleanup Division
SFRWQCB
2101 Webster Street, Suite 500
Oakland, CA 94612

SUBJECT: RESPONSE TO APPROVAL OF ROWD APPLICATION FOR DISCHARGE OF TREATED GROUNDWATER TO THE STORMDRAIN FOR PACIFIC ELECTRIC MOTORS AT:
1009 66th Street, Oakland, California

Dear Mr. Graves:

I would like to extent our appreciation to you, from W.A. Craig. Inc. for your professional and timely response to our permit application. We will discharge the first 40,000 gallons of water stored in baker tanks onsite on Friday (10-27-95) morning at 8:00 A.M. we expect to complete the discharge to the stormdrain in approximately 10 hours.

The remaining 72,000 gallons will be discharged beginning on Monday (11-6-95) morning at 8:00 A.M. This discharge will progress at a slower rate due to the logistics of moving around the five Baker tanks which will be used onsite. It will take approximately three days to discharge this water. Analytical tests of the water for each Baker tank will be performed, as required, for TPH-g for gasoline ranged organics, BTEX, and MTBE. These analytical results will be submitted to you in a timely manner so that you can review the results before discharge.

Sincerely,

REGISTERED GEOLOGIST 5557 STATE OF CALIFORNIA

Franklin J. Goldman, R.G. #5557
Manager of Technical Services

William A. Craig II
President, R.E.A. 01414

cc: Joe Trapp, City of Oakland, Construction Division
Barney Chan, Alameda County Health Department
Terry Knox, Pacific Electric Motor

STATE OF CALIFORNIA - CALIFORNIA ENVIRONMENTAL PROTECTION AGENCY
CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD
SAN FRANCISCO BAY REGION
2101 WEBSTER STREET, Suite 500
OAKLAND, CA 94612
(510) 286-1255
(510) 286-1380
(510) 286-0404
PETE WILSON, Governor

October 18, 1995
File No. 2198.19(KLG)
UST RB File No. 01-2124

Terry Knox
Pacific Electric Motors
1009 66th Avenue
Oakland, CA 94621-3535

SUBJECT: Discharge of Treated Groundwater From Tank Excavation, Pacific Electric Motors Site, 1009 66th Avenue, Oakland, CA

Dear Mr. Knox:

We have received W.A. Craig's Application for the discharge of treated groundwater submitted on your behalf. This report requests permission to discharge approximately 112,000 gallons of treated groundwater from the above site to a storm drain located onsite. The wastewater will be generated as a result of dewatering an underground storage tank excavation for the purpose of excavating contaminated soil at the site. Because of the historical presence of petroleum concentrations in the groundwater beneath the site, the dewatered groundwater from the excavation at the site will be placed in temporary storage tanks. It is proposed to pass the contaminated water through granular activated carbon vessels, test the water stored in the tanks, then discharge to the adjacent storm drain system. The water will be tested for Total Petroleum Hydrocarbons per EPA method 8015 and Volatile Organics per EPA method 8020, including Methyl Tert Butyl Ether (MTBE).

In the event that pollution levels exceed the limits specified in Order No. 91-056, or other provisions of that order are violated, the Regional Board shall be notified, and all discharge activity shall cease until the groundwater is suitably treated.

A discharger is required to obtain a National Pollution Discharge Elimination System (NPDES) permit before disposing of non-stormwater to waters of the State. However, based on the information contained in your report, the water quality concerns are considered to be insignificant. Therefore, I will not recommend that the Regional Board take enforcement action if the subject 112,000 gallons of groundwater is treated and disposed of in the proposed manner without an NPDES permit. Please complete your discharge by December 1, 1995.

October 18, 1995
Terry Knox
Pacific Electric Motors

Discharge to the storm drain should not exceed 80 gallons per minute. You should also be aware that it is the responsibility of any persons proposing to discharge to a storm drain to obtain authorization to discharge from the agency having jurisdiction over the user of the storm drain system. Please contact Joe Trapp at (510) 238-3171 with the City of Oakland at least seven days prior to commencement of the discharge.

If you wish to perform additional discharge activities at this site, you must first submit a detailed proposal to this Board for review. Please call Kevin Graves at (510) 286-0435 if you have any questions.

Sincerely,

Lawrence P. Kolb
Acting Executive Officer

Stephen I. Morse
Chief, Toxics Division

cc: Frank Goldman, W.A. Craig Inc. w/encl.
Barney Chan, ACDEH w/o encl.
Joe Trapp, City of Oakland w/o encl.

enclosure: Order No. 91-056
100966th.lat

W. A. CRAIG, INC.

Environmental Consulting and Contracting
P. O. Box 448
Napa, California 94559-0448
Contractor and Hazardous Substances License #455752
Cal/OSHA Statewide Annual Excavation Permit #559351
(800) 522-7244

Phone: (510) 525-2780 Berkeley **Napa (707) 252-3353**

Fax: (707) 252-3385

R0411

August 3, 1995

Mr. Barney M. Chan
Hazardous Materials Specialist
Alameda County Health Care Agency
Department of Environmental Health
Environmental Protection Division
1131 Harbor Bay Parkway, #250
Alameda, CA 94502-6577

W. A. Craig, Inc. Project No. 3471C

Subject: **RESPONSE TO COMMENTS IN AGENCY LETTER DATED 7-19-95 REGARDING "WORKPLAN FOR ADDITIONAL REMEDIATION OF SOIL AND GROUNDWATER" FOR PACIFIC ELECTRIC MOTORS AT:**
1009 66th Street - Oakland, California - LOP Site I.D. # 565

Dear Mr. Chan:

This letter is in response to your letter dated July 19, 1995 which confirms your requirements for the planned remediation. As discussed in a telephone conversation between you and myself (Frank Goldman) on July 26, 1995, you stated that you had no objection to the implementation of the proposed remediation process, however, stated that it will be contingent upon compliance with the items listed in your letter. The following text addresses your concerns in an item by item format and is merely a confirmation of the issues discussed, and agreed to, during our telephone conversation as authorized by our client "Pacific Electric Motors".

1. We acknowledge that contamination does exist underneath the building. The contamination appears to exist within a 2 to 4 foot thick layer within the capillary fringe, extends approximately 15 to 25 feet under the building, and is inaccessible to our backhoe. We believe however that the excavation process will draw some of this contamination into the

open pit thus depleting the existing concentrations of contaminants under the building. After this process is completed we will perform post verification sampling under the building which is equal to or exceeds the number of samples already collected in this area to be used in a health based risk assessment based on an ASTM Risk - Based Corrective Action Guide. We will consider the remaining hydrocarbon concentrations in soil and groundwater as related to the thickness of the concrete inside the building as well as the potential for human receptors to come into contact with the remaining contamination under the building with the intention of leaving the soil in place, if applicable. Removing the contamination from under the building would be cost prohibitive at this time and may prove to be unnecessary depending upon the progress of the proposed remediation process. It is most likely that we will use the ASTM guide for health based risk assessment as you have recommended, however, we must reserve the right to utilize other methods if the ASTM approach doesn't turn out to be applicable, especially in light of the many State policy changes with regards to cleanup levels to ensue in the next few months.

2. We will notify Alameda County of our intent to discharge and will treat existing and future extracted groundwater in the same manner as proposed. We intend to obtain a permit to discharge the treated water for use as dust control onsite. If there are any complications regarding our permit, we will notify you immediately. We have obtained similar permits in Alameda County from the Regional Board recently.

3. We will comply with the proposed sampling frequency; however, we may have to modify the spacing in some instances in order to accommodate site specific conditions as encountered with regards to changes in lithology or from screening for significant hydrocarbon contaminants.

4. We will comply with your requirements regarding sampling analyses. All samples collected in the vicinity of the previously investigated piping area will be analyzed for TOG.

5. Effluent discharge limitations will be established by the Regional Board's treated wastewater discharge permit we will obtain. At the onset of the remediation process, we will collect representative water samples from the open pits and trenches to be analyzed for TDS to establish the beneficial use of groundwater beneath the site before we apply for the permit.

   We will evaluate TPHg, TOG, Toluene, Ethylbenzene, and Xylene for appropriate cleanup levels.

6. We will provide a workplan for the installation of three monitoring wells soon after we have determined their most appropriate locations based on the progess of the remediation activity.

7. We can begin our field work on August 16, 1995.

Please call W. A. Craig, Inc., if you have any questions at (707) 252-3353.

Sincerely,
W. A. Craig, Inc.

Frank Goldman, R.G. 5557
Manager of Technical Services

W. A. Craig II, R.E.A. 01414
President

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

RAFAT A. SHAHID, Director

DEPARTMENT OF ENVIRONMENTAL HEALTH
Environmental Protection Division
1131 Harbor Bay Parkway, #250
Alameda, CA 94502-6577
(510) 567-6700

July 19, 1995
StID # 565

Mr. Terry Knox
Pacific Electric Motors
1099 66th Ave.
Oakland CA 94621-3535

Re: Comment on July 5, 1995 Workplan for Additional Remediation of Soil and Groundwater at 1009 66th Ave., Oakland 94621

Dear Mr. Knox:

Thank you for the submission of the above referenced work plan as prepared by your consultant, W.A. Craig. Our office has completed its review and generally agrees with the plan's remedial approach. Recall, the plan calls for the excavation of soils and the removal of groundwater which might infiltrate the excavation. Soil and groundwater disposition is unclear.

Our office does have the following concerns and comments which should be addressed prior to initiating your field work:

1. The extent of excavation was shown on Drawing No. 1, however, please clarify what will be done within the building should contamination appear to extend to beneath it.
• will use ASTM 38

2. When the permit for the discharge of treated water is obtained, please notify our office of the method of disposal. Will the existing groundwater previously removed also be similarly treated for disposal?
• 2 splits/tank • will attempt to permit to discharge

3. Our office wishes to clarify the sampling requirements for confirmatory samples. Based on an excavation depth of 15 feet, you must take at least one discrete sidewall sample per every 20 linear feet. In addition, one sample should also be taken per every 20 feet of trench excavation. A water sample should be taken from each separate excavation encountering groundwater.

4. The work plan, did not clarify the analyses required for samples in this investigation. We require that Total Oil and Grease, TOG, (5520 E&F or 5520 B&F) be run in addition to TPHg and BTEX in order to verify the extent of the oil contamination. Recall, significant TOG was detected in piping sample TP6. Not all samples need be run for TOG if the extent of TOG can be determined with fewer samples.

5. Our office would like to distinguish between cleanup standards and effluent standards. These are not the same. The mentioned 21ppb benzene concentration in groundwater may be appropriate for the cleanup standard for this parameter but it is not likely the effluent cleanup standard. The effluent standard will be site specific and agreed upon by the Regional Water Quality Control Board (RWQCB). In addition, in order to recommend the 21ppb benzene cleanup standard, you will need to show that the groundwater at this site is not a drinking water source and also show that estuarine population is the potential target population. Please include Total Dissolved Solids (TDS) as an analyte for your water samples.

Although 50 ppb benzene may be an appropriate cleanup standard for soil, do not forget to evaluate all other detectable analytes and their appropriate cleanup levels. Our office acknowledges the use of a risk-based approach for determining clean-up levels.

6. Upon the conclusion of your remediation activities, you should provide a work plan for the installation of at least 3 monitoring wells to determine the impact to groundwater of this fuel release.

7. You are also requested to provide an estimate of your time schedule for the implementation of the work plan. At a minimum, you should initiate your work plan within 60 days of its submission. Please respond to the above concerns **within 30 days or by August 21, 1995.** Please notify our office **48 working hours prior to any field work.**

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

cc: Mr. F. Goldman, W. A. Craig, Inc., P.O. Box 448, Napa, CA 94559-0448

[redacted]

wpap1099

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

RAFAT A. SHAHID, Director

DEPARTMENT OF ENVIRONMENTAL HEALTH
Environmental Protection Division
1131 Harbor Bay Parkway, #250
Alameda, CA 94502-6577
(510) 567-6700

July 5, 1995
StID # 565

Mr. Terry Knox
Pacific Electric Motor Co.
1009 66th Ave.
Oakland CA 94621-3535

NOTICE OF VIOLATION

Re: Request for Work Plan for Subsurface Investigation at 1009 66th Ave., Oakland CA 94621, Pacific Electric Motor Co.

Dear Mr. Knox:

Our office last correspondance with you was my April 20, 1995 letter. In this letter, I requested that you submit by May 22, 1995, a work plan for further investigation for the above site. To date, our office has not received the requested report. Informally, in a May 24, 1995 conversation with Mr. Frank Goldman of W. A. Craig, Inc., he stated that a work plan would be ready within 3-4 weeks. At this time, you are requested to submit a work plan to our office **within 30 days or by August 7, 1995.**

Your work plan should address, at a minimum, the following items:

1. Please identify the means of disposition for the soils and the groundwater generated from the tank removal and overexcavation activities.

2. As previously mentioned my April 20, 1995 letter, please insure that the stockpiled soils generated from the excavation are covered or that the exposed soil is being aerated according to BAAQMD requirements.

3. A minimum of three groundwater monitoring wells will need to be installed to determine the extent of contamination and groundwater gradient.

4. Although certain recommendations were made in the May 18, 1995 W.A. Craig report it is uncertain whether all, part or none of these recommendations are to be incorporated in your Remedial Action Plan (RAP). Thus, this is a formal request for your technical report. Recall, such actions as soil excavation, stockpiled soil treatment or disposal, vapor extraction and groundwater removal were mentioned as possibilities.

5. Along with your work plan please provide a timetable for the execution of each significant activity.

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M Chan

Barney M. Chan
Hazardous Materials Specialist

cc: Mr. F. Goldman, W. A. Craig, Inc., P.O. Box 448, Napa, CA 94559-0448
J. Makishima, files

NOV1099

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

RAFAT A. SHAHID, Assistant Agency Director

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

April 20, 1995
StID # 565

Mr. Terry Knox
Pacific Electric Motor Co.
1009 66th Ave.
Oakland CA 94621-3535

Re: Request for Work Plan for Subsurface Investigation at 1009 66th Ave., Oakland CA 94621, Pacific Electric Motor Co.

Dear Mr. Knox:

Our office has received the March 14, 1995 tank closure report from W.A. Craig, Inc. which documents the removal of one 2000 gallon gasoline tank from the above site on February 16, 1995. As you are aware, significant gasoline release was observed within the excavation pit and considerable petroleum contamination was detected in soil samples from around the pit and along the underground piping run leading to the former dispenser island. W. A. Craig subsequently went back to the site and enlarged the initial tank pit in an attempt to overexcavate contaminated soils. This attempt was unsuccessful as petroleum contamination extended to the limits of the overexcavation. Next, trenching was done to determine the limits of gasoline contamination and again it appears that the extent of gasoline contamination was not able to be determined.

The information regarding the additional excavation and sampling was relayed verbally by Mr. Frank Goldman of W. A. Craig. Based on a recent site visit and the above information our office requests the following:

1. Please submit a brief status report as to the extent of overexcavation, a map of the sampling locations and copies of all additional analytical results beyond those which have been sent or faxxed.

2. Based on the results of a soil boring taken within the flammables storage shed please indicate whether you are considering removing this shed.

3. Please indicate your plan of disposal for the accumulated soil and water removed from the underground tank pit. Please provide verification that any soil aeration being done currently is within the requirements of the BAAQMD.

4. Based on the imminent threat to public health which your open pit poses to the neighboring residents, what will be done to relieve this ?

5. Please provide a work plan for the delineation of both soil and groundwater contamination. After this has been determined, your work plan should call for the installation of monitoring wells to verify any impact to groundwater. You should submit your work plan **within 30 days or by May 22, 1995.**

You may contact me at (510) 567-6765 if you have any questions.

Sincerely,

Barney M. Chan
Hazardous Materials Specialist

cc: Mr. F. Goldman, W. A. Craig, Inc., P.O. Box 448, Napa, CA 94559-0448
A. Levi, files

wp109966

white -env.health
yellow -facility
pink -files

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH

1131 Harbor Bay Pkwy
Alameda CA 94502
510/567-6700

Hazardous Materials Inspection Form

II, III

Site ID # _____ Site Name Pacific Electric Motor Today's Date 9/14/95

Site Address 1509 66th Ave

City ____________ Zip 94621 Phone ____________

_____ MAX AMT stored > 500 lbs, 55 gal., 200 cft.?

Inspection Categories:

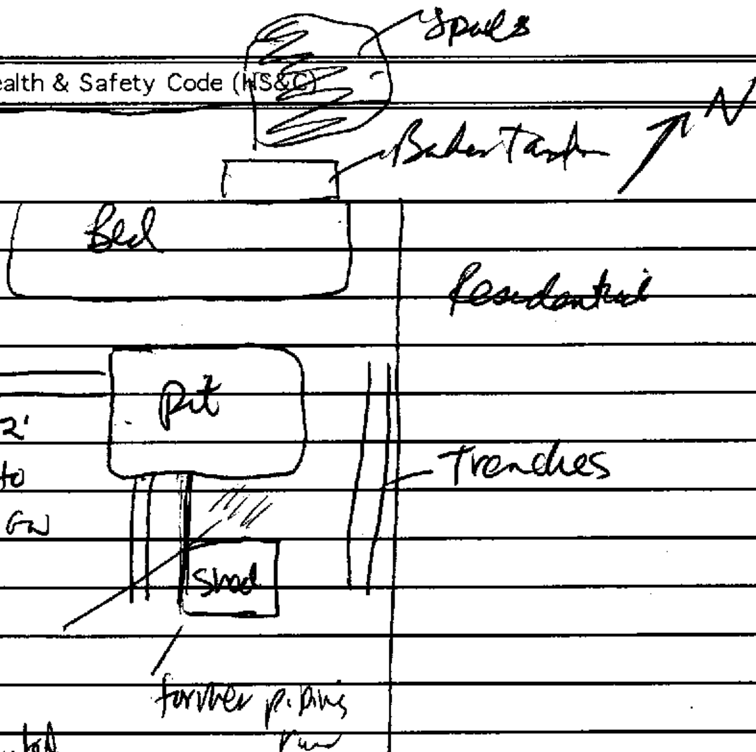
____ I. Haz. Mat/Waste GENERATOR/TRANSPORTER Residential

____ II. Hazardous Materials Business Plan, Acutely Hazardous Materials

____ III. Underground Storage Tanks

* Calif. Administration Code (CAC) or the Health & Safety Code (HS&C)

Comments: 080 60 / 800 30



Former tank pit
over exc to approx 30 x 20 x 12'
3 trenches dug, attempting to
determine extent of soil + GW
contamination.
Trench plates put over trenches
+ netting + caution
tape put around pit.

- Sheen + small spots of FP on water w/i pit
Stockpiled soils in rear yd. (adjacent to residents)
30x 75 x 5 ≈ 375 cyds soil in rear of yard, mostly uncovered
~ 1 - 10k Baker tank also next to spoils
Also approx 15 drums of acetone, liq cleaner + cutting oil in
rear of yd. upon pallets.
- Some gasoline odor noticeable from pit.
Mr. Terry Knox present during my inspection.

II, III

Contact ____________

Title ____________ Inspector B Chan

Signature ____________ Signature ____________

white -env.health
yellow -facility
pink -files

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH

Hazardous Materials Inspection Form

80 Swan Way, #200
Oakland, CA 94621
(415) 271-4320

II,III

Site ID # 565 Site Name Pacific Electric M. Today's Date 4/4/95

Site Address 1009 - 66th Ave

City Oakland Zip 94621 Phone _____

___ MAX AMT stored > 500 lbs, 55 gal., 200 cft.?

Inspection Categories:
___ I. Haz. Mat/Waste GENERATOR/TRANSPORTER
___ II. Business Plans, Acute Hazardous Materials
___ III. Underground Tanks overexc

* Calif. Administration Code (CAC) or the Health & Safety Code (HS&C)

II.A BUSINESS PLANS (Title 19)

___	1. Immediate Reporting	2703
___	2. Bus. Plan Stds.	25503(b)
___	3. RR Cars > 30 days	25503.7
___	4. Inventory Information	25504(a)
___	5. Inventory Complete	2730
___	6. Emergency Response	25504(b)
___	7. Training	25504(c)
___	8. Deficiency	25505(a)
___	9. Modification	25505(b)

II.B ACUTELY HAZ. MAT'LS

___	10. Registration Form Filed	25533(a)
___	11. Form Complete	25533(b)
___	12. RMPP Contents	25534(c)
___	13. Implement Sch. Req'd? (Y/N)	___
___	14. OffSite Conseq. Assess.	25524(c)
___	15. Probable Risk Assessment	25534(d)
___	16. Persons Responsible	25534(g)
___	17. Certification	25534(f)
___	18. Exemption Request? (Y/N)	25536(b)
___	19. Trade Secret Requested?	25538

III. UNDERGROUND TANKS (Title 23)

General

___	1. Permit Application	25284 (H&S)
___	2. Pipeline Leak Detection	25292 (H&S)
___	3. Records Maintenance	2712
___	4. Release Report	2651
___	5. Closure Plans	2670

Monitoring for Existing Tanks

___ 6. Method
1) Monthly Test
2) Daily Vadose
Semi-annual gndwater
One time soils
3) Daily Vadose
One time soils
Annual tank test
4) Monthly Gndwater
One time soils
5) Daily Inventory
Annual tank testing
Cont pipe leak det
Vadose/gndwater mon.
6) Daily Inventory
Annual tank testing
Cont pipe leak det
7) Weekly Tank Gauge
Annual tank tstng
8) Annual Tank Testing
Daily Inventory
9) Other _____

___	7. Precis Tank Test Date: _____	2643
___	8. Inventory Rec.	2644
___	9. Soil Testing.	2646
___	10. Ground Water.	2647

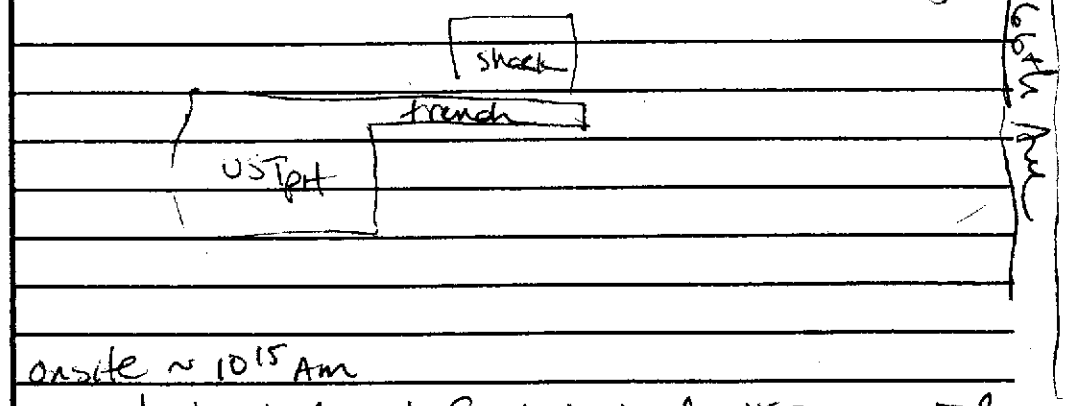
New Tanks

___	11. Monitor Plan	2632
___	12. Access. Secure	2634
___	13. Plans Submit Date: _____	2711
___	14. As Built Date: _____	2635

Rev 6/88

Comments:

Frank Goldman onsite from W.A. Craig



onsite ~ 1015 Am
stockpiled soil from initial UST removal has been moved back (North end) of facility (just completed).
GW being pumped into baker tank sorbent sand in GW
Overexcavation will start today - No plans to demolish/move shack.
Will sample either later today or tomorrow.
Strong odor from pit.

II, III

Contact: _____

Title: _____ Inspector: _____

Signature: _____ Signature: _____

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

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

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

Certified Mail #Z 196 176 807

03/01/95
STID# 565

Notice of Requirement to Reimburse

Mr. Terry Knox
Pacific Electric Motor Co.
1009 66th Ave.
Oakland C A 94621

Responsible Party
Property Owner

Pacific Electric Motor
1009 66th Ave
Oakland , CA 94621

SITE

Date First Reported 03/01/95
Substance: Gasoline
Petroleum: (X)Yes

The federal Petroleum Leaking Underground Storage Tank Trust Fund (Federal Trust Fund) provides funding to pay the local and state agency administrative and oversight costs associated with the cleanup of releases from underground storage tanks. The legislature has authorized funds to pay the local and state agency administrative and oversight costs associated with the cleanup of releases from underground storage tanks. The direct and indirect costs of site investigation or remedial action at the above site are funded, in whole or in part, from the Federal Trust Fund. The above individual(s) or entity(ies) have been identified as the party or parties responsible for investigation and cleanup of the above site. **YOU ARE HEREBY NOTIFIED** that pursuant to Title 42 of the United States Code, Section 6991b(h)(6) and Sections 25297.1 and 25360 of the California Health and Safety Code, the above Responsible Party or Parties must reimburse the State Water Resources Control Board not more than 150 percent of the total amount of site specific oversight costs actually incurred while overseeing the cleanup of the above underground storage tank site, and the above Responsible Party or Parties must make full payment of such costs within 30 days of receipt of a detailed invoice from the State Water Resources Control Board.

Please contact Barney CHAN, Hazardous Materials Specialist at this office if you have any questions concerning this matter.

Gordon Coleman

Gordon Coleman, Acting Chief
Contract Project Director

cc: Mike Harper, SWRCB

SWRCB Use: Add : X Reason: New Site

white -env.health
yellow -facility
pink -files

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH

p.1

80 Swan Way, #200
Oakland, CA 94621
(415) 271-4320

Hazardous Materials Inspection Form

II,III

Site ID # ____ Site Name Pacific Electric Motor Today's Date 2/16/95

Site Address 1099 66th Ave

City Oakland Zip 94621 Phone ____

____ MAX AMT stored > 500 lbs, 55 gal., 200 cft.?

Inspection Categories:
____ I. Haz. Mat/Waste GENERATOR/TRANSPORTER
____ II. Business Plans, Acute Hazardous Materials
~~X~~ III. Underground Tanks Removal

* Calif. Administration Code (CAC) or the Health & Safety Code (HS&C)

II.A BUSINESS PLANS (Title 19)

___	1. Immediate Reporting	2703
___	2. Bus. Plan Stds.	25503(b)
___	3. RR Cars > 30 days	25503.7
___	4. Inventory Information	25504(a)
___	5. Inventory Complete	2730
___	6. Emergency Response	25504(b)
___	7. Training	25504(c)
___	8. Deficiency	25505(a)
___	9. Modification	25505(b)

II.B ACUTELY HAZ. MAT'LS

___	10. Registration Form Filed	25533(a)
___	11. Form Complete	25533(b)
___	12. RMPP Contents	25534(c)
___	13. Implement Sch. Req'd? (Y/N)	___
___	14. OffSite Conseq. Assess.	25524(c)
___	15. Probable Risk Assessment	25534(d)
___	16. Persons Responsible	25534(g)
___	17. Certification	25534(f)
___	18. Exemption Request? (Y/N)	25536(b)
___	19. Trade Secret Requested?	25538

III. UNDERGROUND TANKS (Title 23)

General

___	1. Permit Application	25284 (H&S)
___	2. Pipeline Leak Detection	25292 (H&S)
___	3. Records Maintenance	2712
___	4. Release Report	2651
___	5. Closure Plans	2670

Monitoring for Existing Tanks

___ 6. Method
1) Monthly Test
2) Daily Vadose
Semi-annual gndwater
One time soils
3) Daily Vadose
One time soils
Annual tank test
4) Monthly Gndwater
One time soils
5) Daily Inventory
Annual tank testing
Cont pipe leak det
Vadose/gndwater mon.
6) Daily Inventory
Annual tank testing
Cont pipe leak det
7) Weekly Tank Gauge
Annual tank tstng
8) Annual Tank Testing
Daily Inventory
9) Other ____

___	7. Precis Tank Test Date: ____	2643
___	8. Inventory Rec.	2644
___	9. Soil Testing.	2646
___	10. Ground Water.	2647

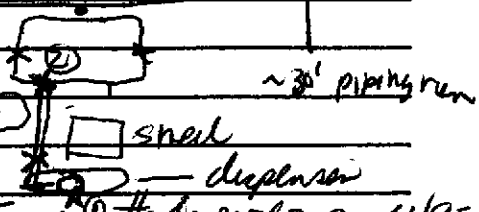
New Tanks

___	11. Monitor Plan	2632
___	12. Access. Secure	2634
___	13. Plans Submit Date: ____	2711
___	14. As Built Date: ____	2635

Rev 6/88

Comments:

Witness the removal of 1- 2000 gal gasoline tank
Tank is approx 10 x 6', it's located next to a Bldg
in rear of site
WA Craig - Contractor Brian Hall - site mgr
OFD - Larry Jones present
Terry Knox - representative from P.E.M. N
LEL 2% O_2 8.9% Bldg
Tank is tar wrapped + steel
Most of the wrapp deteriorated
Water present in pit - 6' BGS
w/ floating wrap
Spoils ~ 15 cy
Transporter: Dexanna Ltd Truck # 428263 exp 4/95
Trailer: 428262 exp 4/95
Will attempt to arrange to have water pumped
from the pit.
Manifest # 93481064 / destination: Erickson
Spl ① taken beneath dispenser into soil sand
Spl ② taken " piping leading from tank. II, III



Contact: ____

Title: ____ Inspector: B. Chan

Signature: ____ Signature: BChan

Spl ① sample as moist + odorous. The piping appears to be a conduit for water.

white	-env.health
yellow	-facility
pink	-files

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH

80 Swan Way, #200
Oakland, CA 94621
(415) 271-4320

Hazardous Materials Inspection Form

II,III

Site ID # ____ Site Name [illegible] Today's Date 2/16/95

Site Address 1009 [illegible] Ave

City Oakland Zip 94621 Phone ______

____ MAX AMT stored > 500 lbs, 55 gal., 200 cft.?

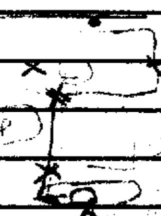
Inspection Categories:

___ I. Haz. Mat/Waste GENERATOR/TRANSPORTER
___ II. Business Plans, Acute Hazardous Materials
✓ III. Underground Tanks — Removal

* Calif. Administration Code (CAC) or the Health & Safety Code (HS&C)

Comments:

Witness the removal of 1-2000 gal [illegible] tank
Tank is approx 10 x 5'. its located next to bld
in [illegible] of site
(V) Craig Contractor [illegible]
OFD Larry [illegible] present
[illegible] representative [illegible] M. N
LEL 2% O2 8.1% [illegible]
[illegible]
[illegible]
[illegible]
[illegible]
[illegible]



[illegible] # 428263 [illegible]
Trailer: 428262 exp 4/95
[illegible]
[illegible]
Manifest # 13441064 [illegible] Erickson
[illegible]
[illegible]

II, III

II.A BUSINESS PLANS (Title 19)

___	1. Immediate Reporting	2703
___	2. Bus. Plan Stds.	25503(b)
___	3. RR Cars > 30 days	25503.7
___	4. Inventory Information	25504(a)
___	5. Inventory Complete	2730
___	6. Emergency Response	25504(b)
___	7. Training	25504(c)
___	8. Deficiency	25505(a)
___	9. Modification	25505(b)

II.B ACUTELY HAZ. MAT'LS

___	10. Registration Form Filed	25533(a)
___	11. Form Complete	25533(b)
___	12. RMPP Contents	25534(c)
___	13. Implement Sch. Req'd? (Y/N)	___
___	14. Offsite Conseq. Assess.	25524(c)
___	15. Probable Risk Assessment	25534(d)
___	16. Persons Responsible	25534(g)
___	17. Certification	25534(f)
___	18. Exemption Request? (Y/N)	25536(b)
___	19. Trade Secret Requested?	25538

III. UNDERGROUND TANKS (Title 23)

General

___	1. Permit Application	25284 (H&S)
___	2. Pipeline Leak Detection	25292 (H&S)
___	3. Records Maintenance	2712
___	4. Release Report	2651
___	5. Closure Plans	2670

Monitoring for Existing Tanks

___ 6. Method
1) Monthly Test
2) Daily Vadose; Semi-annual gndwater; One time soils
3) Daily Vadose; One time soils; Annual tank test
4) Monthly Gndwater; One time soils
5) Daily Inventory; Annual tank testing; Cont pipe leak det; Vadose/gndwater mon.
6) Daily Inventory; Annual tank testing; Cont pipe leak det
7) Weekly Tank Gauge; Annual tank tstng
8) Annual Tank Testing; Daily Inventory
9) Other ______

___	7. Precis Tank Test Date: ______	2643
___	8. Inventory Rec.	2644
___	9. Soil Testing	2646
___	10. Ground Water.	2647

New Tanks

___	11. Monitor Plan	2632
___	12. Access. Secure	2634
___	13. Plans Submit Date: ______	2711
___	14. As Built Date: ______	2635

Rev 6/88

Contact: ______

Title: ______

Signature: [signature]

Inspector: B. Chan

Signature: [signature]

[illegible]

p2

white -env.health
yellow -facility
pink -files

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH

80 Swan Way, #200
Oakland, CA 94621
(415) 271-4320

Hazardous Materials Inspection Form

II,III

Site ID # ____ Site Name Pacific Elect. Motor Today's Date 2/16/95

Site Address 1009 66th Ave

City Oak Zip 94621 Phone ____

____ MAX AMT stored > 500 lbs. 55 gal., 200 cft.?

Inspection Categories:
____ I. Haz. Mat/Waste GENERATOR/TRANSPORTER
____ II. Business Plans, Acute Hazardous Materials
✓ III. Underground Tanks Removal

* Calif. Administration Code (CAC) or the Health & Safety Code (HS&C)

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___	17. Certification	25534(l)
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___	19. Trade Secret Requested?	25538

III. UNDERGROUND TANKS (Title 23)

General

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Annual tank testing
Cont pipe leak det
Vadose/gndwater mon.
6) Daily Inventory
Annual tank testing
Cont pipe leak det
7) Weekly Tank Gauge
Annual tank tstng
8) Annual Tank Testing
Daily Inventory
9) Other ____

___	7. Precis Tank Test Date: ____	2643
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___	10. Ground Water.	2647

New Tanks

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___	13. Plans Submit Date: ____	2711
___	14. As Built Date: ____	2635

Rev 6/88

Comments: 04

composite spls of stockpile taken for analysis
Will return next day to witness additional pit sampling

2/17/95 ~2:00 pm ~11:00 am
Returned after 390 gallons of water was vacuumed from pit. Water had slowly recharged.
2 VOA spls taken of water from pit.
The piping run had been removed at the same time
W.A Craig hand bored north of pit approx 3' + took a sample @ ~7' GW interface ~ moist, gray cl no odor obs.
1 - Soil spl taken from east wall ~ 7' BGS, gray clay - moist plus gas odor observed
1 - Soil spl taken from west wall ~ 7' BGS
moist blue gray clay - gas odor observed
Both soil spls taken just above GW level
1 - soil spl N of the dispenser as it bends toward the tank at ~1½' BGS. Oily, petroleum odor noticed
All spls should be run for TPHg, BTEX, + total lead (Add TOG to piping sample at panel).

II, III

Contact: ____

Title: ____

Signature: ____

Inspector: B. Chan

Signature: B. Chan

white -env.health
yellow -facility
pink -files

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH

Hazardous Materials Inspection Form

80 Swan Way, #200
Oakland, CA 94621
(415) 271-4320

II,III

Site ID # ____ Site Name _____ Today's Date 1/10/95

Site Address _____

City _____ Zip 94 2_ Phone _____

____ MAX AMT stored > 500 lbs, 55 gal., 200 cft.?

Inspection Categories:
____ I. Haz. Mat/Waste GENERATOR/TRANSPORTER
____ II. Business Plans, Acute Hazardous Materials
____ III. Underground Tanks

* Calif. Administration Code (CAC) or the Health & Safety Code (HS&C)

II.A BUSINESS PLANS (Title 19)

___	1. Immediate Reporting	2703
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III. UNDERGROUND TANKS (Title 23)

General

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3) Daily Vadose
One time soils
Annual tank test
4) Monthly Gndwater
One time soils
5) Daily Inventory
Annual tank testing
Cont pipe leak det
Vadose/gndwater mon.
6) Daily Inventory
Annual tank testing
Cont pipe leak det
7) Weekly Tank Gauge
Annual tank tstng
8) Annual Tank Testing
Daily Inventory
9) Other _____

___	7. Precis Tank Test Date: _____	2643
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New Tanks

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___	12. Access. Secure	2634
___	13. Plans Submit Date: _____	2711
___	14. As Built Date: _____	2635

Rev 6/88

Comments:

II, III

Contact: _____

Title: _____ Inspector: _____

Signature: _____ Signature: _____

Barney Chan
2/7/95 ok B Chan

ALAMEDA COUNTY HEALTH CARE SERVICES AGENCY
DEPARTMENT OF ENVIRONMENTAL HEALTH
HAZARDOUS MATERIALS DIVISION

1131 HARBOR BAY PARKWAY, STE 250
ALAMEDA, CA 94502-6577
TELE: (510) 567-6700
FAX: (510) 337-9335

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 the Department are to assure compliance with State and local laws. The project proposed herein 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 INSPECTIONS.

UNDERGROUND TANK CLOSURE PLAN
*** * * Complete according to attached instructions * * ***

1. Business Name Pacific Electric Motor Co.

   Business Owner _____

2. Site Address 1009 - 66th Avenue ✓ w/ records

   City Oakland Zip 94621 Phone 510/569-7621

3. Mailing Address SAME

   City _____ Zip _____ Phone _____

4. Land Owner _____

   Address _____ City, State _____ Zip _____

5. Generator name under which tank will be manifested _____

   Pacific Electric Motor Co.

   EPA I.D. No. under which tank will be manifested CAC 001007720

6. Contractor W. A. Craig, Inc.

Address P. O. Box 448

City Napa Phone 707/252-3353

License Type* A/B/HazMat ID# 455752

*Effective January 1, 1992, Business and Professional Code Section 7058.7 requires prime contractors to also hold Hazardous Waste Certification issued by the State Contractors License Board. Indicate that the certificate has been received, in addition, to holding the appropriate contractors license type.

7. Consultant N/A

Address

City Phone

8. Contact Person for Investigation

Name Leland Yialelis Title General Manager

Phone 707/252-3353

9. Number of tanks being closed under this plan 1 (ea.)

Length of piping being removed under this plan unknown

Total number of tanks at facility

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 Enviropure West EPA I.D. No. CAT 080011059

Hauler License No. 49323 License Exp. Date 10/95

Address P. O. Box 1167

City Patterson State CA Zip 95363

b) Product/Residual Sludge/Rinsate Disposal Site

Name Enviropure West EPA I.D. No. CAD 083166728

Address 13333 North Highway 33

City Patterson State CA Zip 95363

c) Tank and Piping Transporter

Name Dexanna Ltd. EPA I.D. No. CAD 982438566

Hauler License No. 2883 License Exp. Date _____

Address 3104 Athene Court

City Concord State CA Zip 04519

d) Tank and Piping Disposal Site

Name Erickson, Inc. EPA I.D. No. CAD 009466392

Address 255 Parr Boulevard

City Richmond State CA Zip 94801

11. Experienced Sample Collector

Name Joahua DeCarl
7 yrs. experience collecting samples

Company Independent/State-certified R.E.A.

Address 61 Lincoln Drive

City Sausalito State CA Zip 94965 Phone 415/331-6708

12. Laboratory

Name McCampbell Analytical

Address 110 2nd Avenue South

City Pacheco State CA Zip 94533

State Certification No. 1644

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

If yes, describe. N/A

14. Describe methods to be used for rendering tank inert

CO^2 - 25 lbs. per 1000 gallons

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)		
2,000 gal.	Tank was installed approx. 20 years ago; the product stored is gasoline; last date of use will be 12-31.	Soil; if ground-water is present, further sampling will be done	Beneath tank a maximum of 2' below native soil; ~~on the sidewall of the pit~~ at each end of tank.

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.

Excavated/Stockpiled Soil	
Stockpiled Soil Volume (Estimated)	Sampling Plan 1 composite sample per every 50 yds. if soil is to be hauled off-site. If it's decided to reuse soil, 1 discrete sample per every 20 yds.

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
Gasoline BTEX Total Lead	8020 or 8240 AA or LCAP	GCFID (5030)/8015	.005/.5 ppm 0.005 ppm

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

18. Submit Worker's Compensation Certificate copy

Name of Insurer Golden Eagle Ins. Co. (Policy #NWC 254067)

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 personnal 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) W. A. Craig, Inc.

Signature [signature] Leland Yialelis, Gen. Mgr.

Date 1-16-95

Signature of Site Owner / ~~OR~~ Owner's Agent

Name (please type) ~~Leland Yialelis~~ TERRY KNOX

Signature [signature] Terry Knox.

Date ~~1-16-95~~ 2/2/95

V 3/92

18. Submit Worker's Compensation Certificate copy

Name of Insurer Golden Eagle Ins. Co. (Policy #NWC 254067)

19. Submit Plot Plan (See Instructions)

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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)

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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.

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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) W. A. Craig, Inc.

Signature Leland Yialelis Leland Yialelis, Gen. Mgr.

Date 1-16-95

Signature of Site Owner / ~~or Operator~~ Owner's Agent

Name (please type) ~~Leland Yialelis~~

Signature Leland Yialelis

Date ~~1-16-95~~

Post-It™ brand fax transmittal memo 7671	# of pages ▸ 3
To Mr. L. Yialelis	From B. Chan
Co. W A Craig	Co. ACEH-LOP
Dept.	Phone # 510-567-6765
Fax # 707-252-3385	Fax #

General Instructions

* Three (3) copies of this plan plus attachments and deposit must be submitted to this Department.
* Any cutting into tanks requires local fire department approval.
* One complete copy of your approved plan must be at the construction site at all times; a copy of your approved plan must also be sent to the landowner.

Item Specific Instructions

2. SITE ADDRESS
   Address at which closure is taking place.

5. EPA I.D. NO. under which the tanks will be manifested
   EPA I.D. numbers may be obtained from the State Department of Health Services, 916/324-1781.

6. CONTRACTOR
   Prime contractor for the project.

10. STATE REGISTERED HAZARDOUS WASTE TRANSPORTERS/FACILITIES

    a) All residual liquids and sludges are to be removed from tanks before tanks are inerted.

    c) Tanks must be hauled as hazardous waste.

    d) This is the place where tanks will be taken for cleaning.

15. TANK HISTORY AND SAMPLING INFORMATION
    Use History - This information is essential and must be accurate. Include tank installation date, products stored in the tank, and the date when the tank was last used.

    Material to be sampled - e.g. water, oil, sludge, soil, etc.

    Location and depth of samples - e.g. beneath the tank a maximum of two feet below the native soil/backfill interface, side wall at the high water mark, etc.

16. CHEMICAL METHODS AND ASSOCIATED DETECTION LIMITS
See attached Table 2.

17. SITE HEALTH AND SAFETY PLAN
A site specific Health and Safety plan must be submitted. We advocate the site health and safety plan include the following items, at a minimum:

a) The name and responsibilities of the site health and safety officer;

b) An outline of briefings to be held before work each day to appraise employees of site health and safety hazards;

c) Identification of health and safety hazards of each work task. Include potential fire, explosion, physical, and chemical hazards;

d) For each hazard, identify the action levels (contaminant concentrations in air) or physical conditions which will trigger changes in work habits to ensure workers are not exposed to unsafe chemical levels or physical conditions;

e) Description of the work habit changes triggered by the above action levels or physical conditions;

f) Frequency and types of air and personnel monitoring - along with the environmental sampling techniques and instrumentation - to be used to detect the above action levels. Include instrumentation maintenance and calibration methods and frequencies;

g) Confined space entry procedures (if applicable);

h) Decontamination procedures;

i) Measures to be taken to secure the site, excavation and stockpiled soil during and after work hours (e.g. barricades, caution tape, fencing, trench plates, plastic sheeting, security guards, etc.);

j) Spill containment/emergency/contingency plan. Be sure to include emergency phone numbers, the location of the phone nearest the site, and directions to the hospital nearest the site;

k) Documentation that all site workers have received the appropriate OSHA approved trainings and participate in appropriate medical surveillance per 29 CFR 1910.120; and

l) Page for employees to sign indicating they have read and will comply with the site health and safety plan.

The safety plan must be distributed to all employees and contractors working in hazardous waste operations on site. **A complete copy of the site health and safety plan along with any standard operating procedures shall be on site and accessible at all times.**

NOTE: These requirements are excerpts from 29 CFR Part 1910.120(b)(4), Hazardous Waste Operations and Emergency Response; Final Rule, March 6, 1989. Safety plans of certain underground tank sites may need to meet the complete requirements of this Rule.

19. PLOT PLAN
The plan should consist of a scaled view of the facility at which the tank(s) are located and should include the following information:

a) Scale;

b) North Arrow;

c) Property Lines;

d) Location of all Structures;

e) Location of all relevant existing equipment including tanks and piping to be removed and dispensers;

f) Streets;

g) Underground conduits, sewers, water lines, utilities;

h) Existing wells (drinking, monitoring, etc.);

i) Depth to ground water; and

j) All existing tanks and piping in addition to the ones being pulled.

20. DEPOSIT
A deposit, payable to Alameda County for the amount indicated on the Alameda County Underground Storage Tank Fee Schedule, must accompany the plans.

21. Blank Unauthorized Leak/Contamination Site Report forms may be obtained in limited quantities from our office and from the San Francisco Bay Regional Water Quality Control Board (415/464-1255). Larger quantities may be obtained directly from the State Water Resources Control Board at (916) 739-2421.

22. TANK CLOSURE REPORT
The tank closure report should contain the following information:

a) General description of the closure activities;

b) Description of tank, fittings and piping conditions. Indicate tank size and former contents; note any corrosion, pitting, holes, etc.;

c) Description of the excavation itself. Include the tank and excavation depth, a log of the stratigraphic units encountered within the excavation, a description of root holes or other potential contaminant pathways, the depth to any observed ground water, descriptions and locations of stained or odor-bearing soil, and descriptions of any observed free product or sheen;

d) Description of sampling methods;

e) Description of any remedial measures conducted at the time of tank removal;

f) To-scale figures showing the excavation size and depth, nearby buildings, sample locations and depths, and tank and piping locations.. Include a copy of the plot plan prepared for the Tank Closure Plan under item 19;

g) Chain of custody records;

h) Copies of signed laboratory reports;

i) Copies of "TSDF to Generator" Manifests for all hazardous wastes hauled offsite (sludge, rinsate, tanks and piping, contaminated soil, etc.); and

j) Tabulation of the volume and final destination of all non-manifested contaminated soil hauled offsite.

TABLE #2
RECOMMENDED MINIMUM VERIFICATION ANALYSES FOR UNDERGROUND TANK LEAKS

HYDROCARBON LEAK	SOIL ANALYSIS	WATER ANALYSIS
Unknown Fuel	TPH G GCFID(5030) TPH D GCFID(3550) BTX&E 8020 or 8240 TPH AND BTX&E 8260	TPH G GCFID(5030) TPH D GCFID(3510) BTX&E 602, 624 or 8260
Leaded Gas	TPH G GCFID(5030) BTX&E 8020 OR 8240 TPH AND BTX&E 8260 TOTAL LEAD AA ------Optional------- TEL DHS-LUFT EDB DHS-AB1803	TPH G GCFID(5030) BTX&E 602 or 624 TOTAL LEAD AA TEL DHS-LUFT EDB DHS-AB1803
Unleaded Gas	TPH G GCFID(5030) BTX&E 8020 or 8240 TPH AND BTX&E 8260	TPH G GCFID(5030) BTX&E 602, 624 or 8260
Diesel, Jet Fuel and Kerosene	TPH D GCFID(3550) BTX&E 8020 or 8240 TPH AND BTX&E 8260	TPH D GCFID(3510) BTX&E 602, 624 or 8260
Fuel/Heating Oil	TPH D GCFID(3550) BTX&E 8020 or 8240 TPH AND BTX&E 8260	TPH D GCFID(3510) BTX&E 602, 624 or 8260
Chlorinated Solvents	CL HC 8010 or 8240 BTX&E 8020 or 8240 CL HC AND BTX&E 8260	CL HC 601 or 624 BTX&E 602 or 624 CL HC AND BTX&E 8260
Non-chlorinated Solvents	TPH D GCFID(3550) BTX&E 8020 or 8240 TPH AND BTX&E 8260	TPH D GCFID(3510) BTX&E 602 or 624 TPH and BTX&E 8260
Waste and Used Oil or Unknown (All analyses must be completed and submitted)	TPH G GCFID(5030) TPH D GCFID(3550) TPH AND BTX&E 8260 O & G 5520 D & F BTX&E 8020 or 8240 CL HC 8010 or 8240	TPH G GCFID(5030) TPH D GCFID(3510 O & G 5520 C & F BTX&E 602, 624 or 8260 CL HC 601 or 624
	ICAP or AA TO DETECT METALS: Cd, Cr, Pb, Zn, Ni METHOD 8270 FOR SOIL OR WATER TO DETECT: PCB* PCP* PNA CREOSOTE	 PCB PCP PNA CREOSOTE

* If found, analyze for dibenzofurans (PCBs) or dioxins (PCP)

Reference: Tri-Regional Board Staff Recommendations for Preliminary Evaluation and Investigation of Underground Tank Sites, 10 August 1990

EXPLANATION FOR TABLE #2: MINIMUM VERIFICATION ANALYSIS

1. OTHER METHODOLOGIES are continually being developed and as methods are accepted by EPA or DHS, they also can be used.

2. For DRINKING WATER SOURCES, EPA recommends that the 500 series for volatile organics be used in preference to the 600 series because the detection limits are lower and the QA/QC is better.

3. APPROPRIATE STANDARDS for the materials stored in the tank are to be used for all analyses on Table #2. For instance, seasonally, there may be five different jet fuel mixtures to be considered.

4. To AVOID FALSE POSITIVE detection of benzene, benzene-free solvents are to be used.

5. TOTAL PETROLEUM HYDROCARBONS (TPH) as gasoline (G) and diesel (D) ranges (volatile and extractible, respectively) are to be analyzed and characterized by GCFID with a fused capillary column and prepared by EPA method 5030 (purge and trap) for volatile hydro- carbons, or extracted by sonication using 3550 methodology for extractable hydrocarbons. Fused capillary columns are preferred to packed columns; a packed column may be used as a "first cut" with "dirty" samples or once the hydrocarbons have been characterized and proper QA/QC is followed.

6. TETRAETHYL LEAD (TEL) analysis may be required if total lead is detected unless the determination is made that the total lead concentration is geogenic (naturally occurring).

7. CHLORINATED HYDROCARBONS (CL HC) AND BENZENE, TOLUENE, XYLENE AND ETHYLBENZENE (BTX&E) are analyzed in soil by EPA methods 8010 and 8020 respectively, (or 8240) and in water, 601 and 602, respectively (or 624).

8. OIL AND GREASE (O & G) may be used when heavy, straight chain hydrocarbons may be present. Infrared analysis by method 418.1 may also be acceptable for O & G if proper standards are used. **Standard Methods" 17th Edition, 1989, has changed the 503 series to 5520.**

9. **PRACTICAL QUANTITATION REPORTING LIMITS are influenced by matrix problems and laboratory QA/QC procedures. Following are the Practical Quantitation Reporting Limits:**

	SOIL PPM	WATER PPB
TPH G	**1.0**	**50.0**
TPH D	**1.0**	**50.0**
BTX&E	**0.005**	**0.5**
O & G	**50.0**	**5,000.0**

Based upon a Regional Board survey of Department of Health Services Certified Laboratories, the Practical Quantitation Reporting Limits are attainable by a majority of laboratories with the exception of diesel fuel in soils. The Diesel Practical Quantitation Reporting Limits, shown by the survey, are:

ROUTINE	MODIFIED PROTOCOL
≤ 10 ppm (42%)	≤ 10 ppm (10%)
≤ 5 ppm (19%)	≤ 5 ppm (21%)
≤ 1 ppm (35%)	≤ 1 ppm (60%)

When the Practical Quantitation Reporting Limits are not achievable, an explanation of the problem is to be submitted on the laboratory data sheets.

10. LABORATORY DATA SHEETS are to be signed and submitted and include the laboratory's assessment of the condition of the samples on receipt including temperature, suitable container type, air bubbles present/absent in VOA bottles, proper preservation, etc. The sheets are to include the dates sampled, submitted, prepared for analysis, and analyzed.

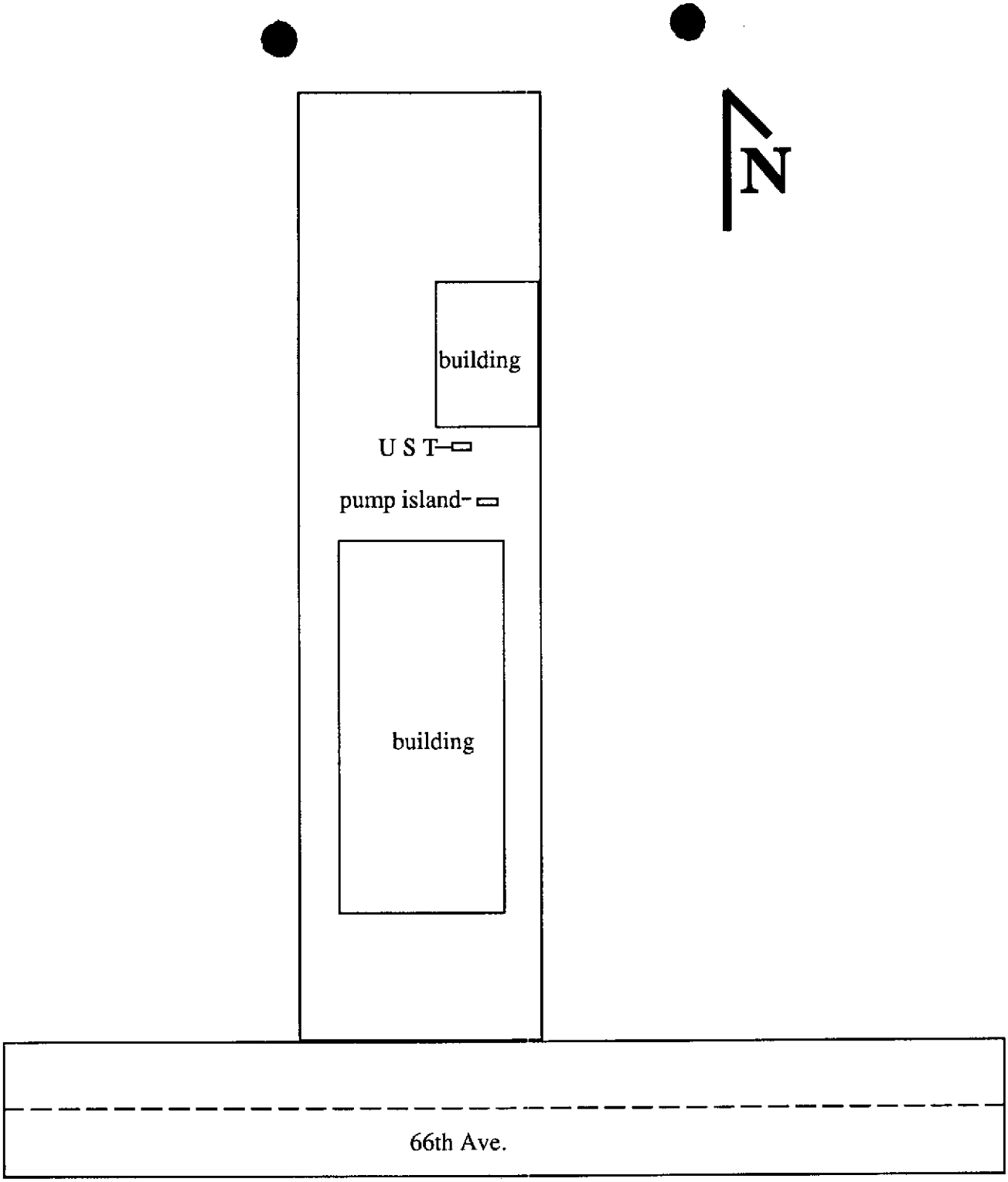
11. IF PEAKS ARE FOUND, when running samples, that do not conform to the standard, laboratories are to report the peaks, including any unknown complex mixtures that elute at times varying from the standards. Recognizing that these mixtures may be contrary to the standard, they may not be readily identified; however, they are to be reported. At the discretion of the LIA or Regional Board the following information is to be contained in the laboratory report:

    The relative retention time for the unknown peak(s) relative to the reference peak in the standard, copies of the chroma- togram(s), the type of column used, initial temperature, temperature program is C/minute, and the final temperature.

12. REPORTING LIMITS FOR TPH are: gasoline standard ≤ 20 carbon atoms, diesel and jet fuel (kerosene) standard ≤ 50 carbon atoms. It is not necessary to continue the chromatography beyond the limit, standard, or EPA/DHS method protocol (whichever time is greater).

EPILOGUE

ADDITIVES: Major oil companies are being encouraged or required by the federal government to reformulate gasoline as cleaner burning fuels to reduce air emissions. MTBE (Methyl-tertiary butyl ether), ETHANOL (ethyl alcohol), and other chemicals may be added to reformulate gasolines to increase the oxygen content in the fuel and thereby decrease undesirable emissions (about four percent with MTBE). MTBE and ethanol are, for practical purposes, soluble in water. The removal from the water column will be difficult. Other compounds are being added by the oil companies for various purposes. The refinements for detection and analysis for all of these additives are still being worked out. If you have any questions about the methodology, please call your Regional Board representative.



Date: January 16, 1995	W. A. Craig, Inc. 707-252-3353	
Job # : 3471		
Scale: 1" = 100'	Pacific Electric Motor Co. 1009 66th Ave. Oakland, CA 94621-3535	Figure No. 3
Drawn: LY		
Checked:		
Approved:	Site Map	

ALAMEDA COUNTY HAZARDOUS MATERIALS DIVISION
Acknowledgement of Refund Recipient for Site Account
DEPOSITOR FILLS OUT PER SITE
-- REQUIRED --

The depositor will use this form to acknowledge that the property owner or his or her designee will receive any refund due at the completion of all deposit/refund projects at the site listed below.

SITE NUMBER/ADDRESS:

Site Number

PACIFIC ELECTRIC MOTOR CO.
Company Name

1009 - 66th AVENUE
Street Address

OAKLAND, CA. 94621
City Zip Code

REFUND RECIPIENT-PROPERTY OWNER

By Kim for Pacific Elect Motor
Owner's Name

1009 66th Ave
Owner's Address

Oakland Ca. 94621
Owner's City State Zip

I have read the description of the project Deposit/Refund Procedure, and have had an opportunity to ask questions about it. I understand that regardless of who deposits money into the site account, any deposit money remaining at the completion of all projects being conducted at this site will be refunded solely to the property owner or his or her designee.

Leland Yialelis
Signature of Depositor LELAND YIALELIS

2-2-95
Date

W. A. CRAIG, II
Depositor Name

W.A. CRAIG, INC.
Company Name

P.O. BOX 448
Street Address

NAPA, CA. 94559
City, Zip

RETURN FORM TO: Alameda County, Hazardous Materials Div.

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:

Site Number

PACIFIC ELECTRIC MOTOR CO.
Company Name

1009 - 66th AVENUE
Street Address

OAKLAND, CA. 94621
City Zip Code

PROPERTY OWNER

TERRY KNOX
Owner's Name

1009 - 66thAVENUE
Owner's Address

OAKLAND, CA. 94621
Owner's City State Zip

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

W. A. CRAIG, INC.
Name

P.O. BOX 448
Street Address

NAPA, CA. 94559
City / Zip

Terry Knox for Pacific Elect. Motor Co. 2/2/95
Property Owner Signature Date

TERRY KNOX for Pacific Electric Motor
Property Owner Name

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

rfk: 8/14/91

Site Safety Plan

for

Pacific Electric Motor Co.
1009 66th Ave.
Oakland, Ca. 94621

in accordance with

29 CFR, 1910.120 Final Rule

Underground Storage Tank
Removal & Disposal

Plan Prepared by: W.A. Craig, Inc. Date: January 16, 1995

Key Personnel

Project Manager: W. A. Craig, Inc.
Site Safety Officer: W. A. Craig, Inc.
Contractor: W.A. Craig, Inc.

Field Team Members

Client Representative: W.A. Craig, Inc.
Contractor: W.A. Craig, Inc.
Tank Hauler: Dexanna
Tank Disposal: Erickson Environmental, Inc.
Fire Watch & Safety Personnel: W.A. Craig, Inc.

Notified Agency Representatives

Alameda County Department of Health Services
City of Oakland, Fire Marshalls Office
Bay Area Air Quality

Note: The tank will not be removed until the representative from the Oakland Fire Department is present and has approved the removal.

Hazard Analysis

Primary Hazards:

Gasoline vapors which are flammable and which contain; Benzene, Toluene, Ethylbenzene, and Xylenes.

Hazardous Characteristics:

Flammable, volatile, ignitable, long term human toxicity effects, irritant to skin, severe irritant to eyes, can burn nasal passages, can cause loss of consciousness with prolonged exposure.

Explosive if confined and ignited. Vapors may travel a long distance.

Can ignite via sparks and/or open flame.

Environmental hazard if released into soil or water.

Primary

Benzene - Synonyms: Benzol, Cyclohexatriene, Coaltar Naptha, Phenyl Hydride
Flashpoint: 580c

Toluene - Synonyms: Toluol, Methylbenzene, Phenylmethane, Methacide.
Flashpoint: 536c

Xylene - Believed to be carcinogenic.

Gasoline - General Summary of Hazards

Primary

Ignition temperature is approximately 250c, vapor density 3-4, explosive range about 1.3 - 6.0.
Fumes may travel a great distance to ignition source.
Great potential of explosion if confined and ignited.

Toxicity - Symptoms: Conjunctivitis; irritation of eyes, nose, throat, defatting dermititis, headache, dizziness, drowsiness, confusion, cough, dyspnea, bronchitis, pneumonia, nausea, vomiting; nervousness and irritability; blurred vision, ataxia, coma, convulsion. Blistering of skin, temporary blindness if exposed directly to eyes.

Secondary

Gasoline can ignite from sparks to liquid or gas vapors. Injury can be caused from operation of heavy machinery, backhoe, truck, etc.
Excavation can be a pitfall to foot traffic. Removed tank can be a falling hazard. Gasoline within tank can be a hazard. Dry ice used to inert the tank can be a hazard to unprotected skin.

Safety Prevention Techniques
Equipment and Precautionary Procedures

Prior to commencement of any site extraction activities, all personnel to be involved are to be identified and briefed as to the potential hazards of the extraction as well as the hazardous materials within the tank in the form of Gasoline Compounds.

All personnel involved in the process shall receive and sign for the receipt of this Site Safety Plan.

All personnel involved in the process are experienced in this process and no one without experience shall be allowed to work on the same.

No actions shall be taken without the immediate presence and direct supervision of the Project Manager and Project Site Safety Officer.

The total area involved in the extraction shall be bordered off from foot traffic and vehicular traffic via restrictive fencing, access cones/barricades, and caution tape as specified by the supervision of the Project Manager and Project Site Safety Officer.

The appropriate fire extinguishers shall be provided and present at all times.

A fire watch shall be maintained by the Project Manager and Project Site Safety Officer.

No smoking or other means of open flame or open ignition shall be allowed.

Prior to commencing the removal process, all possible gasoline contents shall be removed from the tanks and properly stored/disposed.

Prior to the commencing of the removal process, the tanks shall be packed internally with the proper and required amount of dry ice to suppress flammable vapors.

There are telephones at the facility and the Project Manager has access to a phone at all times.

In the event of a medical emergency, the Project Manager and/or the Project Site Safety Officer shall render immediate first aid and then summon 911 assistance via telephone.

Should such an emergency arise, the work shall be terminated immediately, and personnel shall be assigned to remain and secure the scene and an investigation shall begin to determine the probable cause of the accident.

All personnel contracted for the process shall first be required to read and agree to this safety plan and monitored for compliance by the Project Manager and Project Site Safety Manager

Personal Protective Equipment

Hard Hat
Gloves
Long Pants
Long Sleeved Shirt
Protective Goggles/Glasses

Note: During the process of air monitoring, should the levels rise to or exceed 300 ppm, under the direction and discretion of the Project Manager and/or the

Project Site Safety Officer, all personnel will be required to enter into level 'C' protection.

Air Monitoring Safety

An H Nu properly calibrated shall be available if the Project Manager deems it necessary and monitored by the Project manager.

A GasTech monitor shall be displayed to the Fire Marshall representative present for approval prior to usage and said official shall be afforded full and complete inspection/monitoring or usage at the time of the tank removal.

The work shall only take place during the light of day and not take place in darkness at any time.

Site Security and Site Control

All work shall be barricaded and physically supervised, controlled and restricted from unauthorized and unnecessary access.

The excavation shall be completely restricted and closed to traffic, fenced and marked when no work is in progress.

No visitors shall be allowed in or about the excavation site unless properly briefed in safety procedures and hazards.

No construction or owrk activity shall be conducted unless all of the preceding safety precautions are in effect, equipment is present and either the Project Manager and/or the Project Site Safety Officer is present and in control of the entire situation.

Any person directly exposed to any of the hazards present or injured by the work in any manner shall receive medical attention unless said person is a representative of an agency in authority and refuses said treatment.

Decontamination Procedures

Any person coming in contact with the petrohydrocarbon chemical(s) shall receive immediate and extensive cleaning in a rinse of clean water.

Saline solution shall be immediately and extensively applied to eyes exposed.

Skin shall be immediately treated with the appropriate ointment and wrapped with sterile gauze.

The immediate decontamination to be used to decontaminate clothing or equipment shall be; TriSodium Phosphate and any decontamination fluids expended in the process shall be collected and properly disposed of and not allowed to enter the ecological system when at all possible.

Health and Safety Requirements

Eating, Drinking, chewing gum or tobacco, smoking or removing the required safety equipment while exposed to the immediate construction area shall be prohibited and enforced by the Project Manager at all times of the process.

Washroom facilities are readily accessible within the concerned facility and shall be made available to all involved personnel at all times of the process.

Any and all waste or debris shall be contained and properly labeled as required and properly disposed of as required.

Any and all other hygiene requirements or safety requirements deemed necessary by the Project Manager and/or the Project Site Safety Officer shall be enforced.

Specifically, no one shall enter an excavated pit area that is not shored/sloped/benched or deemed safe by the Project Site Safety Officer after determining that the same does not qualify as a confined space and only after a reading for potential gasses has been taken and determined safe.

No person shall enter a confined space or excavation pit alone or without the attendance of the Project Site Safety Officer in direct contact.

Emergency Telephone Numbers

Project Manager.....707-252-3353
Project Site Safety Officer..... 707-252-3353
W.A. Craig, Inc.....707-252-3353
Poison Control Center.....800-523-2222
Medical.....911
Fire.....911
Ambulance.....911
EPA Emergency Response.....201-321-6660

Hospital

Summit Hospital
350 Hawthorne Ave.
Oakland, Ca.
510-420-6080

Route to hospital is attached

The following personnel have received a copy of this Site Safety Plan and have read its contents completely and fully understand its contents.

_____	_____
_____	_____
_____	_____


OAKLAND
PIEDMONT
ALAMEDA
Lake Merritt
Mountain View Cemetery
San Leandro Bay
Alameda Municipal
Golf Courses
Oakland-Alameda
MACARTHUR
WARREN BLVD. FRWY.
NIMITZ FREEWAY
Mills College
Alameda Yacht Club
1. RAVENS COVE LA
2. CAPE COD CT
3. NANTUCKET WY
4. ANCHOR WAY
5. DRIFTWOOD WY
6. BRIDGE VIEW ISLE