



Alameda County

SEP 14 2009

Environmental Health

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September 11, 2009

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1131 Harbor Bar Parkway, Suite 250
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Re: 9201 San Leandro Street, Oakland, California 94603—Paco Pumps Inc.; Fuel Leak Case No. RO0000320

Dear Mr. Detterman:

This office represents PCC Flow Technologies Holdings Inc. ("PCC Flow"), which has recently agreed to assume responsibility for completing the investigation, monitoring and/or remediation at the above-referenced property. Furthermore, the current property owner, 9201 San Leandro, LLC, has agreed to execute a deed restriction or other environmental covenant prohibiting future use of the property for residential purposes or similar land uses (e.g., a daycare center or hospital) so that PCC Flow may complete its investigation, monitoring and/or remediation activities by reference to risk-based cleanup levels or standards applicable to commercial or industrial land uses.

Pursuant to the agreement between PCC flow and the property owner, PCC Flow is requesting that Alameda County provide it, as well as 9201 San Leandro, with a copy of the county's current form of deed restriction or other environmental covenant to be used for prohibiting future use of the property for residential purposes or other similar sensitive land uses.

Going forward with the remediation of the property, PCC Flow has decided to use the Pleasanton office of The Source Group of Signal Hill, California as its site consultant. The Source Group has wide experience in such matters, including other projects in Alameda County. The Source Group has evaluated previous studies performed at the site and will likely recommend that, after additional extraction wells are installed, a program of temporary extraction of water and vapors from the contaminated area be conducted to evaluate whether active aggressive, periodic extraction is more effective than a longer term remediation. The prior consultant had recommend an ozone sparging system; however, The Source Group's remedial approach will



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require less construction at the site and presents fewer safety concerns for both remediation workers and employees of the site operator. Rather than an in-situ ozone sparging system, the proposed approach will consist of periodic dual-phase (water and vapors) extraction on rotation schedule among impacted wells. The extraction equipment includes truck-mounted high-vacuum extraction blowers, water-treatment carbon filters and a thermal oxidizer for vapor treatment. The wells with the highest contamination levels will be extracted periodically on a rotational basis, likely for a few days during the initial extraction round. After a few extraction events, the changes in subsurface conditions will be measured, and the effectiveness of the periodic extraction will be evaluated and presented. We have given The Source Group the authorization to amend the remediation work plan and expect to be able to submit it to you in the near future.

If you have any questions, please feel free to call Dave Murray at PCC Flow (503-777-7494). We appreciate your assistance with this matter.

Very truly yours,

Scott J. Kaplan

SJK:dmv

cc: Mr. David E. Murray
Mr. Marc A. Zeppetello



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(SJK)

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