JONAS & ASSOCIATES INC.
Environmental Consultants

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FAX / TELECOPY TRANSMITTAL

From: Mark Jonas	**of: J&A**	**FAX #: (925) 933 - 5362**
To: Eva Chu	**of: Alameda County**	**FAX #: (510) 337 - 9335**

Date: 4 / 18 / 2000	**Project: Former Paco Pump, Oakland**
Time:	**Project #: PCO-220**

Attachments:

1) **Draft "Risk Management Plan"**

2)

3)

Number of Attached Pages (not including transmittal page): 3

Message:

Dear Eva,

Thank you for yesterday's meeting. Attached is a draft edition of the Risk Management Plan for the former Paco facility, with the changes you recommended. Please review the attached document. We will send it to John Lilla (for his review) after your review.

Thank you for your time.

Sincerely,

Mark Jonas, R.G.
Project Manager

looks OK.
Still need to have former soil gas report results converted from ppbv to ng/m^3.

DRAFT

Ms. Eva Chu
Hazardous Materials Specialist
Alameda County Environmental Health Services
1131 Harbor Bay Parkway, Second Floor
Alameda, California 94502
(510) 567-6762; 337-9335 fax

April xx, 2000
--DRAFT--
(April 18, 2000)

Subject: Risk Management Plan.

Project: Former PACO Pumps, 9201 San Leandro Street, Oakland, California.
J&A #: PCO-220

Dear Ms. Chu:

Jonas & Associates, Inc. (J&A) has been retained by Paco Pumps, Inc. (Paco Pumps) to prepare a Risk Management Plan for their former facility located at 9201 San Leandro Street, in Oakland, California. Paco Pumps' environmental representative for this project is Mr. John Lilla {(281) 775-1697}. The lead agency for this project is Alameda County Environmental Health Services.

This Risk Management Plan addresses the following issues:

- Continued maintenance of recently installed ventilation system.
- Maintenance of asphalt and requirements if excavating in the area where PCB was detected in the soil.
- Health and Safety Plans.
- Buyer Notification.
- Availability of Risk Management Plan.

Ventilation System

On December 8, 1999 a switch and exhaust fan were installed to increase ventilation in an enclosed room downgradient from a former underground storage tank. The ventilation system was inspected and approved by your Agency on December 14, 1999. Figure 1 presents a plot of the facility and identifies the room where the ventilation system was installed.

The owner of the facility must maintain the switch and exhaust fan in good working order. The switch activates the exhaust fan and the overhead lights.

PCB In Soil

In 1991 and 1992, relatively low concentrations of polychlorinated biphenyl (PCB) were detected in soil at a northwest section of the facility. Figure 1 displays the detected PCB sampling locations, depths, and concentrations. In summary, two samples (B6 and B7) from 0 to 0.5 feet in depth had PCB concentrations of 0.400 mg/kg and 0.670 mg/kg. A third sample collected while drilling monitoring well MW-1 detected PCB at 0.29 mg/kg at a sampling depth of 4.5 to 5 feet. Deeper samples collected from 9.5 to 10 feet and 14.5 to 15

feet in depth, from the monitoring well MW-1 boring, did not have detected concentrations of PCB. Groundwater collected from monitoring well MW-1 also did not have detected concentrations of PCB.

In the general area where samples B6 and B7 were collected and in the location of monitoring well MW-1, the following activities must be performed by the owner of the facility:

- Maintain asphalt in good condition.
- Should future work generate soil that requires off-site disposal, the soil will need to be tested appropriately and disposed of at a facility licensed for such disposal.

Health and Safety Plans

Prior to any excavation activities in the following areas, the owner must prepare a site-specific Health and Safety Plan (HSP):

- Room with Ventilation System.
- Area with PCBs.
- Former Underground Storage Tank (UST) location.

These areas are identified in the attached Figure 1. The HSP should describe construction activities, potential risks, safety precautions, and training.

Buyer Notification

The environmental conditions at the Site must be disclosed to all future buyers of the property to the extent required by the law. The disclosure must contain applicable information regarding the nature and extent of the analytes detected in soil and water at the facility.

Availability of Risk Management Plan

This Risk Management Plan shall be maintained at the facility and a copy shall be provided to the current and any future property owner. This correspondence represents the submittal of the Risk Management Plan to Alameda County Environmental Health Services and the current owner of the facility.

Concluding Statement

This concludes the site-specific Risk Management Plan covering the various issues required by Alameda County Environmental Health Services.

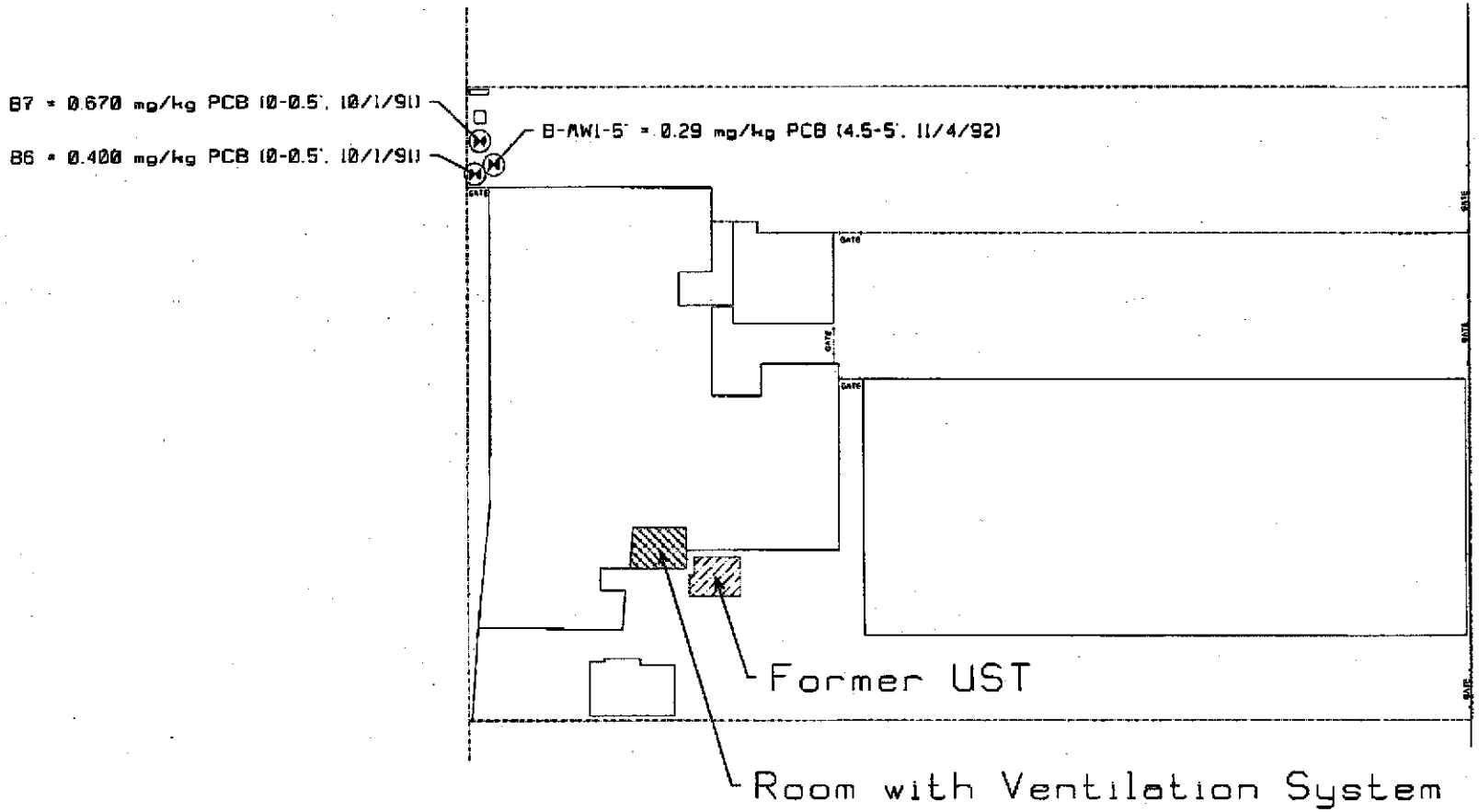
Sincerely,
JONAS & ASSOCIATES INC.

Mark Jonas, R.G.
J&A Project Manager

attachment: Figure 1 "Facility Map"

cc: Distribution

0rpt4-xx.pco



Drawn by: M.L.J. 3-3-2000

Drawing Number: PCO220-3/00:F1

Figure 1

Legend:

Ⓜ Borehole Locations

UST = Underground Storage Tank

Scale

50 0 50 100 Feet

Facility Map

Former PACO PUMPS
9201 San Leandro Street
Oakland, California

Prepared by
JONAS & ASSOCIATES INC.

Date: 3-3-2000 Locations Approx.	Figure 1	Drawing Number PCO220-3/00:F1