PES Environmental, Inc.
Engineering & Environmental Services

A Report Prepared For:

Pacific Electric Motor Company
1009 66th Avenue
Oakland, California 94601

Attention: Mr. Rand Perry

APR 02 2002

FIRST QUARTER 2002
GROUNDWATER MONITORING REPORT
PACIFIC ELECTRIC MOTOR COMPANY
1009 66TH AVENUE
OAKLAND, CALIFORNIA

MARCH 29, 2002

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618.001.02.002

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1.0 INTRODUCTION

This report presents the results of quarterly groundwater monitoring performed by PES Environmental, Inc. (PES) during the First Quarter of 2002 at Pacific Electric Motor Company (PEM) in Oakland, California (Plate 1). The current groundwater monitoring program consists of measuring the depth to groundwater in four onsite monitoring wells, and purging and sampling the monitoring wells (Wells MW-1, MW-2, MW-3, and MW-4) on a quarterly basis.

The purpose of the groundwater monitoring program is to: (1) assess the presence and concentration trends of petroleum hydrocarbons in groundwater; and (2) monitor water-level variations at the site.

2.0 BACKGROUND INFORMATION

The site is located in a residential and light industrial area in Oakland, California and is presently used to repair large electric motors. PEM formerly operated a 2,000-gallon steel gasoline underground storage tank (UST) on the east side of the warehouse building (Plate 2). The tank was reportedly installed in approximately 1975 (ENVIRON, 1997). In February 1995, the UST was removed by W. A. Craig, Inc. (WAC). Observations at the time of removal indicated that the tank was in good condition and no holes were evident. However, free-phase gasoline product was observed on the water surface in the tank excavation. Soil samples collected from the UST excavation and associated piping trenches detected total petroleum hydrocarbons as gasoline (TPH-g) at concentrations up to 10,000 milligrams per kilogram.

In April 1995, WAC performed a soil investigation consisting of the drilling and sampling of nine soil borings to delineate the lateral and vertical extent of the petroleum hydrocarbons in soil. On the basis of the results of the soil investigation, WAC prepared and implemented a remediation program to remove soil affected by petroleum hydrocarbons. Approximately 1,500 cubic yards of soil were excavated and stockpiled onsite, and 116,000 gallons of petroleum hydrocarbon-affected water were pumped from the excavation and disposed. A dewatering sump installed by WAC during soil excavation was later converted to groundwater monitoring well WAC-1 (Plate 2). Because of its uncertain construction, ACEHS stated that no monitoring of Well WAC-1 is required (ACEHS, 1997). WAC summarized the results of their remediation program in a report entitled *Excavation and Sampling Report, Pacific Electric Motor Co., 1009 66th Avenue, Oakland, California*, dated May 12, 1997. (WAC, 1997).

ENVIRON, Inc. (ENVIRON) installed and sampled three shallow monitoring wells (MW-1, MW-2, MW-3) in June 1997 to evaluate groundwater conditions in the vicinity of the former UST. Well completion details are summarized in Table 1. The well installation program and associated soil and groundwater sampling program was summarized in the ENVIRON report

Soil and Ground Water Investigation, Summary Report, Pacific Electric Motor Co., 1009-66th Avenue, Oakland, California, dated July 17, 1997 (ENVIRON, 1997). ENVIRON concluded that the remediation performed had successfully removed the source of the petroleum hydrocarbons (i.e., the former UST), and that residual concentrations of petroleum hydrocarbons in soil and groundwater were present only in the immediate vicinity of the former UST.

In September 1998 PES conducted additional soil and groundwater sampling in the vicinity of the former UST, as requested by the ACEHS in a May 13, 1998 letter to PEM (ACEHS, 1998a). Two soil borings were drilled within the backfill of the former UST excavation, and one monitoring well was installed downgradient of the former UST. Petroleum hydrocarbons were generally not detected in the excavation backfill, although groundwater samples collected from both soil borings indicated the presence of methyl tert-butyl ether (MTBE), a gasoline additive. Elevated petroleum hydrocarbons were found in soil and groundwater downgradient of the UST excavation during installation and groundwater sampling of monitoring well MW-4. On the basis of the elevated concentrations of petroleum hydrocarbons, PES recommended performing periodic groundwater monitoring. The additional investigation was summarized in the PES report *Results of Additional Soil and Groundwater Investigation, 1009 66th Avenue, Oakland, California*, dated November 11, 1998 (PES, 1998a).

3.0 WATER-LEVEL MEASUREMENTS

Water levels in four onsite groundwater monitoring wells (Wells MW-1, MW-2, MW-3, and MW-4) were measured by Blaine Tech Services, Inc. (Blaine Tech) of San Jose, California, prior to sampling on February 18, 2002. Depth-to-water in the monitoring wells was measured from the top-of-casing (TOC) reference benchmark to a precision of 0.01-feet using an electronic water-level indicator/interface probe. Depth-to-water measurements were converted to water-level elevations by subtracting the depth to water from the TOC elevation referenced to a site datum established by ENVIRON (ENVIRON, 1997). The monitoring well construction details and TOC elevations are compiled in Table 1. Free product was not observed in any of the monitoring wells.

To prevent cross-contamination between wells, the portion of the water-level indicator that was submerged in the well was cleaned between well measurements using a phosphate-free detergent/deionized water solution and double rinsed with deionized water.

4.0 GROUNDWATER SAMPLING

On February 18, 2002, Blaine Tech, collected groundwater samples from Wells MW-1, MW-2, MW-3, and MW-4. Groundwater samples were collected from each well after removing approximately three well volumes of water with disposable bailers. During well

purging, the discharged water was monitored for pH, temperature, electrical conductivity, and turbidity.

Following purging, samples were collected from the wells using a stainless steel or Teflon disposable bailer and transferred to the appropriate laboratory sample containers. The sample containers were filled slowly to minimize sample volatilization and to ensure that the sample was free of air bubbles. The samples were labeled to designate sample number, time and date collected, and analysis required. The samples were immediately placed in a chilled, thermally-insulated cooler. To prevent cross-contamination between wells, the pump and stainless steel bailer were decontaminated using a high-pressure steam cleaner prior to initial use and after sampling at each well. Sampling procedures are documented in the groundwater sampling report prepared by Blaine Tech, included in Appendix A.

Groundwater samples were transported under chain-of-custody protocol to a state-certified laboratory. Chromalab, Inc. of Pleasanton, California analyzed samples for: (1) total petroleum hydrocarbons quantified as gasoline (TPH-g) using EPA Test Method 8015 Modified; (2) benzene, toluene, ethylbenzene, and total xylenes (BTEX) using EPA Test Method 8021B; and (3) methyl tert-butyl ether (MTBE) using EPA Test Method 8021B. If detected, the presence of MTBE was confirmed using EPA Test Method 8260. The laboratory reports and chain-of-custody records are included in Appendix B.

5.0 DISCUSSION OF MONITORING RESULTS

This section presents a summary of water-level measurements and groundwater analyses results from the February 2002 sampling event.

5.1 Water-Level Measurements

Depth-to-water measurements taken on February 18, 2002 ranged from 3.69 feet (MW-1) to 4.21 feet (MW-4) below TOC. Groundwater-level elevations calculated from the February 2002 water levels ranged from 96.05 feet (MW-3) to 96.98 feet (MW-1) referenced to site datum established by ENVIRON (ENVIRON, 1997). Current and historical depth-to-water measurements and calculated water-level elevations are presented in Table 2.

Plate 3 presents water-level elevation contours developed from water levels measured on February 18, 2002. Groundwater elevations generally indicate a southwesterly to westerly flow direction, consistent with historical observations. The groundwater gradient is approximately 0.016 foot per foot (ft/ft) between wells MW-1 and MW-4, and approximately 0.0007 ft/ft between wells MW-4 and MW-2/MW-3.

5.2 Groundwater Chemistry

A summary of current and historical laboratory chemical results for petroleum hydrocarbons is presented in Table 3. The analytical laboratory reports and chain-of-custody forms are presented in Appendix B.

During the current monitoring period petroleum hydrocarbon compounds were detected in groundwater samples from wells MW-1 and MW-4; no petroleum hydrocarbon compounds were detected in the samples collected from wells MW-2 and MW-3.

At well MW-1, petroleum hydrocarbons were detected at the following concentrations: TPH-g at 2,400 micrograms per liter (µg/L), benzene at 18 µg/L, ethyl benzene at 89 µg/L, xylenes at 200 µg/L, and MTBE was not detected above laboratory reporting limits. Although petroleum hydrocarbon concentrations in well MW-1 have fluctuated over the past year, concentrations have generally decreased since June 1997.

At well MW-4, TPH-g was detected at 98,000 µg/L, benzene at 20,000 µg/L, toluene at 12,000 µg/L, ethyl benzene at 2,300 µg/L, xylenes at 15,000 µg/L, and MTBE at 47,000 µg/L. These data are generally consistent with historical conditions.

Current data from the downgradient monitoring wells (MW-2 and MW-3) indicate no detected petroleum hydrocarbons and are consistent with previous sampling events. These data appear to indicate that the petroleum hydrocarbon plume associated with the former UST remains stable and localized.

6.0 REFERENCES

Alameda County Environmental Health Services (ACEHS), 1997. *Soil and Groundwater Investigation for Pacific Electric Motor Co., 1009-66th Ave., Oakland, CA 94601.* August 19.

_____, 1998a. *Evaluation of Residual Health Risks at Pacific Electric Motor Company, 1009 66th Avenue, Oakland, CA 94601.* May 13.

_____, 1998b. *Additional Soil and Groundwater Investigation Report, 1009 66th Ave., Oakland, 94601.* December 1.

ENVIRON Corporation, 1997. *Soil and Groundwater Investigation, Summary Report, Pacific Electric Motor Co., 1009-66th Avenue, Oakland, California.* July 17.

PES Environmental, Inc. (PES), 1998a. *Results of Additional Soil and Groundwater Investigation, 1009 66th Avenue, Oakland, California.* November 11.

_____, 1998b. *Proposal, Quarterly Groundwater Sampling, Pacific Electric Motor Company, Oakland, California*. December 11.

W. A. Craig, Inc. (*WAC*), 1997. *Excavation and Sampling Report, Pacific Electric Motor Co., 1009 66th Avenue, Oakland, California*. May 12. (Partial)

Table 1. Monitoring Well Completion Details
Quarterly Monitoring Report
First Quarter 2002
Pacific Electric Motor Company
1009 66th Avenue, Oakland, California

Well Number	Date Installed	Installed By	TOC Elevation (feet*)	Boring Diameter (inches)	Casing Diameter (inches)	Total Depth Boring (feet bgs)	Total Depth of Casing (feet bgs)	Screened Interval Depth (feet bgs) Top	Screened Interval Depth (feet bgs) Bottom
MW-1	6/10/97	ENVIRON	100.67	8	2	26.5	25.5	5	25
MW-2	6/10/97	ENVIRON	99.85	8	2	25.5	25.5	5	25
MW-3	6/10/97	ENVIRON	99.93	8	2	25.5	25.5	5	25
MW-4	9/14/98	PES	100.32	8	2	25.0	25.0	15	25

Notes:
* = Referenced to site datum established by ENVIRON (1997)
bgs = Below ground surface

Table 2. Water-Level Elevation Data
Quarterly Monitoring Report
First Quarter 2002
Pacific Electric Motor Company
1009 66th Avenue, Oakland, California

Well Number	Date	Measured By	Top of Casing Elevation (feet*)	Depth to Water (feet BTOC)	Water-level Elevation (feet*)
MW-1	6/19/97	ENVIRON	100.67	5.87	94.80
	7/1/97	ENVIRON	100.67	5.88	94.79
	9/29/97	PES	100.67	6.45	94.22
	12/16/97	PES	100.67	3.42	97.25
	3/10/98	PES	100.67	3.06	97.61
	10/1/98	PES	100.67	6.36	94.31
	1/19/99	PES	100.67	5.33	95.34
	4/15/99	PES	100.67	3.23	97.44
	5/6/99	PES	100.67	4.36	96.31
	7/30/99	PES	100.67	5.49	95.18
	11/15/99	PES	100.67	6.30	94.37
	3/24/00	PES	100.67	3.47	97.20
	5/18/00	PES	100.67	4.34	96.33
	7/26/00	PES	100.67	5.28	95.39
	10/30/00	PES	100.67	5.68	94.99
	11/14/00	PES	100.67	5.53	95.14
	7/24/01	PES	100.67	5.52	95.15
	11/28/01	PES	100.67	5.31	95.36
	2/18/02	**PES**	**100.67**	**3.69**	**96.98**
MW-2	6/19/97	ENVIRON	99.85	5.30	94.55
	7/1/97	ENVIRON	99.85	5.37	94.48
	9/29/97	PES	99.85	6.05	93.80
	12/16/97	PES	99.85	3.81	96.04
	3/10/98	PES	99.85	2.89	96.96
	10/1/98	PES	99.85	5.83	94.02
	1/19/99	PES	99.85	5.26	94.59
	4/15/99	PES	99.85	3.19	96.66
	5/6/99	PES	99.85	3.91	95.94
	7/30/99	PES	99.85	4.79	95.06
	11/15/99	PES	99.85	5.92	93.93
	3/24/00	PES	99.85	3.55	96.30
	5/18/00	PES	99.85	4.04	95.81
	7/26/00	PES	99.85	4.85	95.00
	10/30/00	PES	99.85	5.31	94.54
	11/14/00	PES	99.85	5.14	94.71
	7/24/01	PES	99.85	5.12	94.73
	11/28/01	PES	99.85	5.15	94.70
	2/18/02	PES	99.85	**3.73**	**96.12**
MW-3	6/19/97	ENVIRON	99.93	5.50	94.43
	7/1/97	ENVIRON	99.93	5.52	94.41
	9/29/97	PES	99.93	6.16	93.77
	12/16/97	PES	99.93	5.52	94.41
	3/10/98	PES	99.93	3.11	96.82

Table 2. Water-Level Elevation Data
Quarterly Monitoring Report
First Quarter 2002
Pacific Electric Motor Company
1009 66th Avenue, Oakland, California

Well Number	Date	Measured By	Top of Casing Elevation (feet*)	Depth to Water (feet BTOC)	Water-level Elevation (feet*)
MW-3 Continued	10/1/98	PES	99.93	5.96	93.97
	1/19/99	PES	99.93	5.45	94.48
	4/15/99	PES	99.93	3.85	96.08
	5/6/99	PES	99.93	4.12	95.81
	7/30/99	PES	99.93	5.14	94.79
	11/15/99	PES	99.93	6.35	93.58
	3/24/00	PES	99.93	3.29	96.64
	5/18/00	PES	99.93	4.16	95.77
	7/26/00	PES	99.93	5.14	94.79
	10/30/00	PES	99.93	5.43	94.50
	11/14/00	PES	99.93	5.25	94.68
	7/24/01	PES	99.93	5.29	94.64
	11/28/01	PES	99.93	4.92	95.01
	2/18/02	**PES**	**99.93**	**3.88**	**96.05**
MW-4	10/1/98	PES	100.32	6.32	94.00
	1/19/99	PES	100.32	5.59	94.73
	4/15/99	PES	100.32	7.71 #	92.61 #
	5/6/99	PES	100.32	4.50	95.82
	7/30/99	PES	100.32	5.18	95.14
	11/15/99	PES	100.32	6.27	94.05
	3/24/00	PES	100.32	3.59	96.73
	5/18/00	PES	100.32	4.40	95.92
	7/26/00	PES	100.32	5.65	94.67
	10/30/00	PES	100.32	5.89	94.43
	11/14/00	PES	100.32	5.61	94.71
	7/24/01	PES	100.32	5.34	94.98
	11/28/01	PES	100.32	5.67	94.65
	2/18/02	**PES**	**100.32**	**4.21**	**96.11**

Notes:
* = Referenced to site datum established by ENVIRON (1997)
BTOC = Below top of casing
# = Anomalous data, not used for water-level elevation contouring

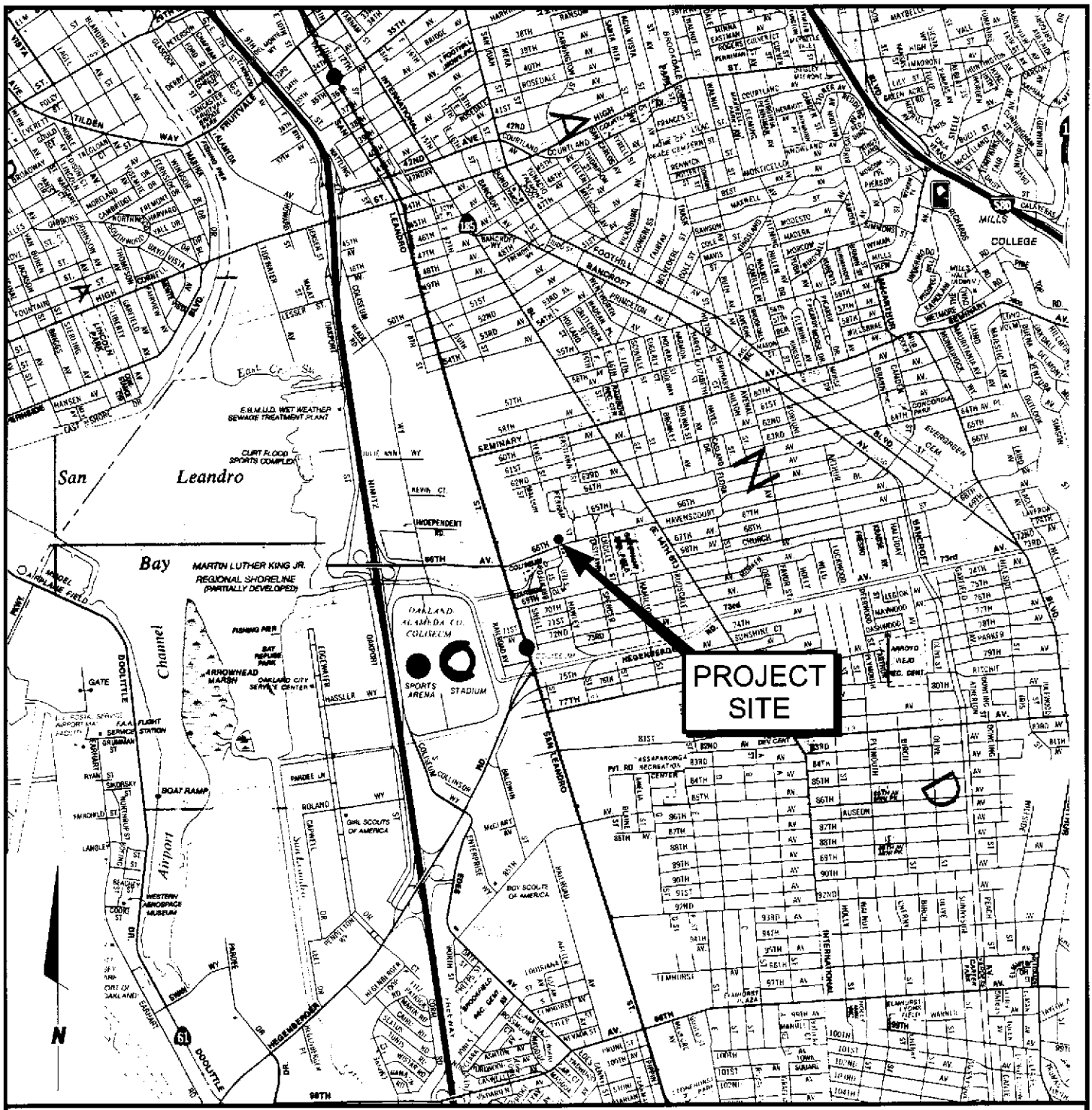
Table 3. Analytical Results for Groundwater Samples
Quarterly Monitoring Report
First Quarter 2002
Pacific Electric Motor Company
1009 66th Avenue, Oakland, California

Sample Location	Date Sampled	Sampled By	TPH-g (µg/L)	Benzene (µg/L)	Toluene (µg/L)	Ethyl-benzene (µg/L)	Xylenes (µg/L)	MTBE EPA 8020 (µg/L)	MTBE EPA 8260 (µg/L)
MW-1	6/19/97	ENVIRON	18,000	3,300	200	1,100	4,900	<250	--
	9/29/97	PES	29,000	4,800	<25	2,000	3,500	<250	--
	12/16/97	PES	<50	1.3	<0.5	0.6	0.7	<5	--
	3/10/98	PES	190	2.0	<0.5	5.7	1.7	<5	--
	1/19/99	PES	1,000	40	<0.5	18	68	8.3	6.9
	4/15/99	PES	<50	0.92	0.9	0.7	0.87	<5.0	--
	7/30/99	PES	1,400	60	<0.5	63	120	13	<5.0
	11/15/99	PES	3,600	120	<0.5	150	620	<5.0	--
	3/24/00	PES	<50	<0.5	<0.5	<0.5	<0.5	<5.0	--
	5/18/00	PES	1,300	10	1.2	38	130	8.6	<5.0
	7/26/00	PES	6,400	100	7.4	260	680	<5.0	NA
	10/30/00	PES	6,000	130	14	330	950	<100	NA
	7/24/01	PES	1,200	13	<0.5	70	39	13	NA
	11/28/01	PES	1,800	27	0.93	72	160	<5.0	--
	2/18/02	**PES**	2,400	18	<2.5	89	200	<25	--
MW-2	6/19/97	ENVIRON	<50	<0.5	<0.5	<0.5	<0.5	<5.0	--
	9/29/97	PES	<50	<0.5	<0.5	<0.5	<0.5	<5	--
	12/16/97	PES	<50	<0.5	<0.5	<0.5	<0.5	<5	--
	3/10/98	PES	<50	<0.5	<0.5	<0.5	<0.5	<5.0	--
	1/19/99	PES	<50	<0.5	<0.5	<0.5	<0.5	<5.0	<5.0
	4/15/99	PES	<50	0.75	0.64	<0.5	0.74	<5.0	--
	7/30/99	PES	<50	<0.5	<0.5	<0.5	<0.5	<5.0	--
	11/15/99	PES	<50	<0.5	<0.5	<0.5	<0.5	<5.0	--
	3/24/00	PES	<50	<0.5	<0.5	<0.5	<0.5	<5.0	--
	5/18/00	PES	<50	<0.5	<0.5	<0.5	<0.5	<5.0	--
	7/26/00	PES	<50	<0.5	<0.5	<0.5	<0.5	<5.0	--
	10/30/00	PES	<50	<0.5	<0.5	<0.5	<0.5	<5.0	--
	7/24/01	PES	<50	<0.5	<0.5	<0.5	<0.5	7.6	--
	11/28/01	PES	<50	<0.5	<0.5	<0.5	<0.5	<5.0	--
	2/18/02	**PES**	**<50**	**<0.5**	**<0.5**	**<0.5**	**<0.5**	**<5.0**	--
MW-3	6/19/97	ENVIRON	<50	<0.5	<0.5	<0.5	<0.5	<5.0	--
	9/29/97	PES	<50	<0.5	<0.5	<0.5	<0.5	<5	--
	12/16/97	PES	<50	<0.5	<0.5	<0.5	<0.5	<5	--
	3/10/98	PES	<50	<0.5	<0.5	<0.5	<0.5	<5.0	--
	1/19/99	PES	<50	0.78	<0.5	<0.5	<0.5	8.7	<5.0
	4/15/99	PES	<50	5.4	3.9	1.7	5.6	23	25
	7/30/99	PES	<50	<0.5	<0.5	<0.5	<0.5	<5.0	--
	11/15/99	PES	<50	<0.5	<0.5	<0.5	<0.5	<5.0	--
	3/24/00	PES	<50	<0.5	<0.5	<0.5	<0.5	<5.0	--
	5/18/00	PES	<50	<0.5	<0.5	<0.5	<0.5	<5.0	--

Table 3. Analytical Results for Groundwater Samples
Quarterly Monitoring Report
First Quarter 2002
Pacific Electric Motor Company
1009 66th Avenue, Oakland, California

Sample Location	Date Sampled	Sampled By	TPH-g (µg/L)	Benzene (µg/L)	Toluene (µg/L)	Ethyl-benzene (µg/L)	Xylenes (µg/L)	MTBE EPA 8020 (µg/L)	MTBE EPA 8260 (µg/L)
MW-3	7/26/00	PES	<50	<0.5	<0.5	<0.5	<0.5	<5.0	--
Continued	10/30/00	PES	<50	<0.5	<0.5	<0.5	<0.5	<5.0	--
	7/24/01	PES	<50	<0.5	<0.5	<0.5	<0.5	<5.0	--
	11/28/01	PES	<50	<0.5	<0.5	<0.5	<0.5	<5.0	--
	2/18/02	**PES**	**<50**	**<0.5**	**<0.5**	**<0.5**	**<0.5**	**<5.0**	--
MW-4	9/15/98	PES	170,000	26,000	32,000	2,900	18,000	26,000	--
	1/19/99	PES	2,600	1,700	3.8	25	29	13,000	16,000
	4/15/99	PES	210,000	28,000	15,000	3,700	19,000	52,000	67,000
	7/30/99	PES	91,000	16,000	7,500	2,300	8,500	68,000	67,000
	11/15/99	PES	63,000	8,500	2,400	1,400	4,000	57,000	58,000
	3/24/00	PES	95,000	16,000	13,000	2,500	12,000	44,000	NA
	5/18/00	PES	91,000	15,000	10,000	2,200	9,600	64,000	77,000
	7/26/00	PES	130,000	11,000	6,400	1,700	6,500	80,000	NA
	10/30/00	PES	59,000	6,700	2,200	750	3,100	68,000	68,000*
	7/24/01	PES	180,000	25,000	23,000	3,500	20,000	44,000	44,000*
	11/28/01	PES	67,000	8,100	3,300	1,400	5,600	57,000	57,000*
	2/18/02	**PES**	98,000	20,000	12,000	2,300	15,000	47,000	47,000*

Notes:
TPH-g = Total petroleum hydrocarbons quantified as gasoline (EPA 8015M)
MTBE = Methyl tert-butyl ether (EPA 8020; detected concentrations were confirmed by EPA 8260)
µg/L = Micrograms per liter
<50 = Not detected at or above the indicated laboratory reporting limit
NA = Not analyzed
* = MTBE result confirmed but not requantified by EPA Method 8260



Oakland Map, California State Automobile Association, 1997.

PES Environmental, Inc.
Engineering & Environmental Services

Site Location Map
First Quarter 2002 Groundwater Monitoring Report
Pacific Electric Motor Company
1009 66th Avenue, Oakland, California

PLATE
1

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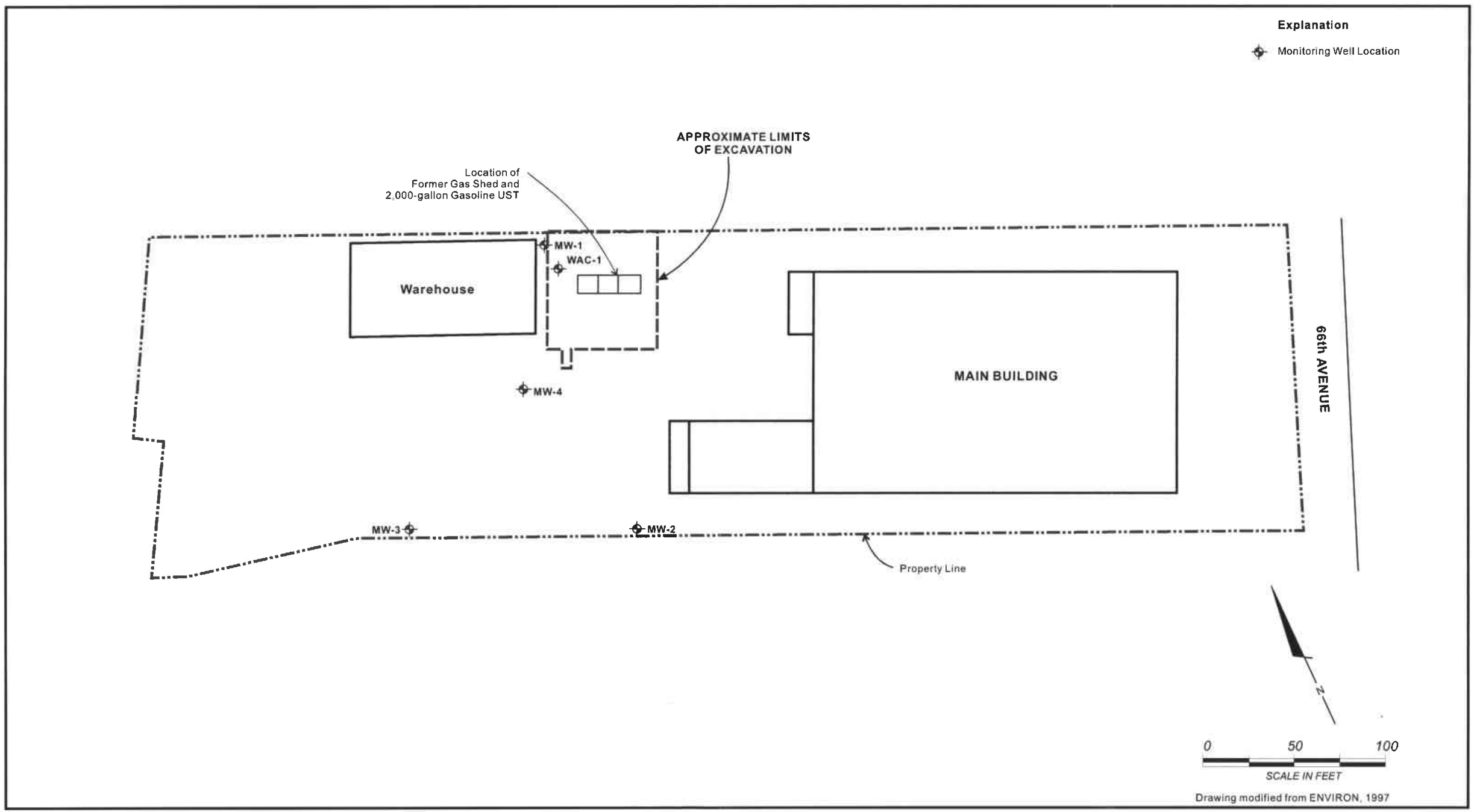

Drawing modified from ENVIRON, 1997

PES Environmental, Inc.
Engineering & Environmental Services

Site Plan and Sampling Location Map
First Quarter 2002 Groundwater Monitoring Report
Pacific Electric Motor Company
1009 66th Avenue, Oakland, California

PLATE 2

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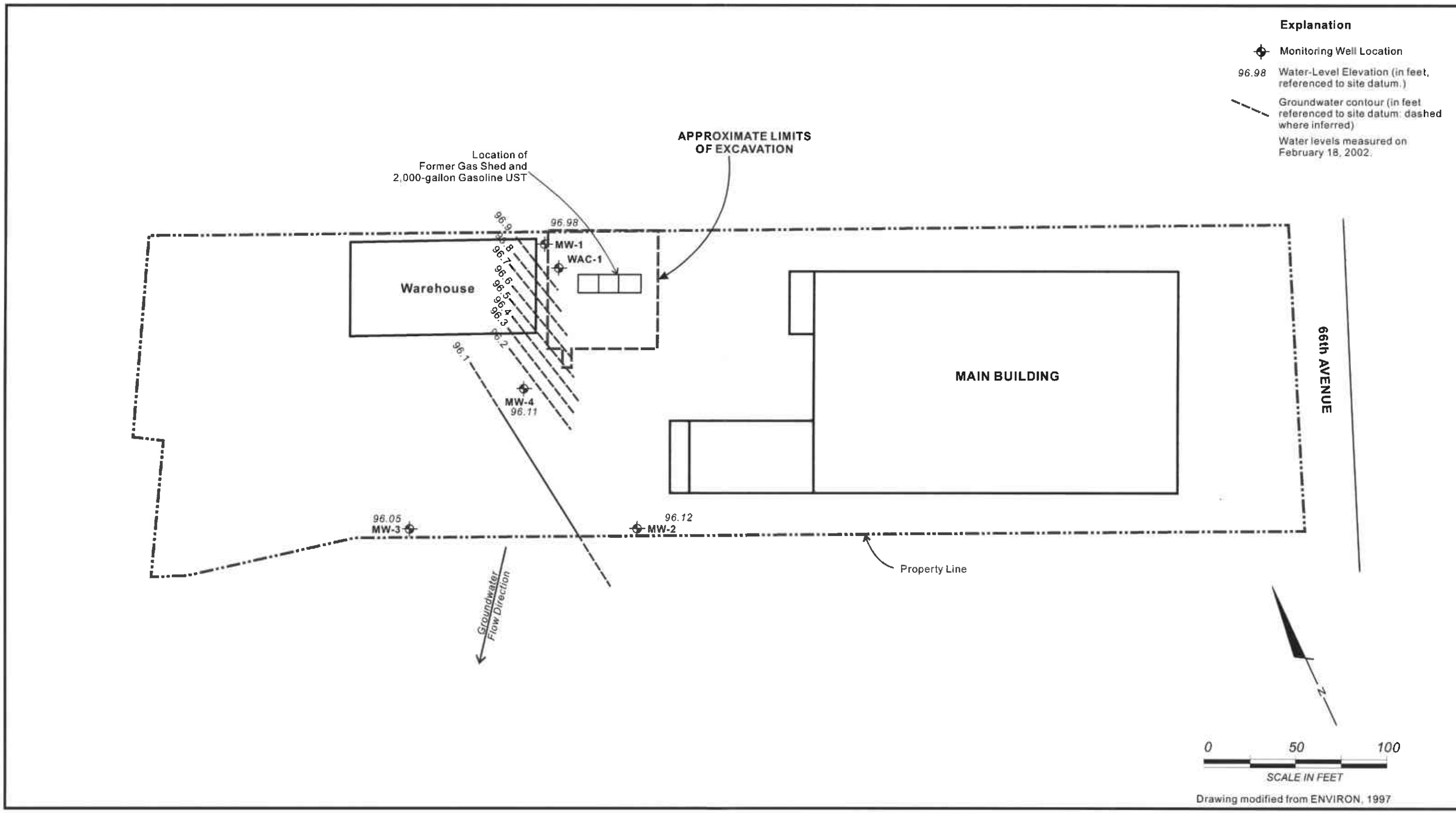

PES Environmental, Inc.
Engineering & Environmental Services

Water-Level Elevation Map
First Quarter 2002 Groundwater Monitoring Report
Pacific Electric Motor Company
1009 66th Avenue, Oakland, California

PLATE 3

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JOB NUMBER	DRAWING NUMBER	REVIEWED BY	DATE

APPENDIX A

GROUNDWATER SAMPLING REPORT

BLAINE
TECH SERVICES, INC.

1680 ROGERS AVENUE
SAN JOSE, CA 95112-1105
(408) 573-7771 FAX
(408) 573-0555 PHONE
CONTRACTOR'S LICENSE #746684
www.blainetech.com

RECEIVED FEB 25 2002

February 22, 2002

PES Environmental, Inc.
1682 Novato Blvd., Suite 100
Novato, CA 94947

ATTN: Saul Germanas

Site:
Pacific Electric Motor Company
1099 66th Ave.
Oakland, California

Date:
February 18, 2002

GROUNDWATER SAMPLING REPORT 020218-MM-2

Blaine Tech Services, Inc. performs specialized environmental sampling and documentation as an independent third party. In order to avoid compromising the objectivity necessary for the proper and disinterested performance of this work, Blaine Tech Services, Inc. does not participate in the interpretation of analytical results, or become involved with the marketing or installation of remedial systems.

This report deals with the groundwater well sampling performed by our firm in response to your request. Data collected in the course of our work at the site are presented in the TABLE OF WELL MONITORING DATA. This information was collected during our inspection, well evacuation and sample collection. Measurements include the total depth of the well and the depth to water. Water surfaces were further inspected for the presence of immiscibles. A series of electrical conductivity, pH, turbidity, and temperature readings were obtained during well evacuation and at the time of sample collection.

STANDARD PRACTICES

Evacuation and Sampling Equipment

As shown in the TABLE OF WELL MONITORING DATA, the wells at this site were evacuated according to a protocol requirement for the removal of three case volumes of water, before sampling. The wells were evacuated using bailers.

Samples were collected using bailers.

Bailers: A bailer, in its simplest form, is a hollow tube that has been fitted with a check valve at the lower end. The device can be lowered into a well by means of a cord. When the bailer enters the water, the check valve opens and liquid flows into the interior of the bailer. The bottom check valve prevents water from escaping when the bailer is drawn up and out of the well. Two types of bailers are used in groundwater wells at sites where fuel hydrocarbons are of concern. The first type of bailer is made of a clear material such as acrylic plastic and is used to obtain a sample of the surface and the near surface liquids, in order to detect the presence of visible or measurable fuel hydrocarbon floating on the surface. The second type of bailer is made of Teflon or stainless steel, and is used as an evacuation and/or sampling device.

Bailers are inexpensive and relatively easy to clean. Because they are manually operated, variations in operator technique may have a greater influence than would be found with more automated sampling equipment. Also, where fuel hydrocarbons are involved, the bailer may include near surface contaminants that are not representative of water deeper in the well.

Decontamination

All apparatus is brought to the site in clean and serviceable condition. The equipment is decontaminated after each use and before leaving the site.

Effluent Materials

The evacuation process creates a volume of effluent water that must be contained. Blaine Tech Services, Inc. will place this water in appropriate containers of the client's choice or bring new 55-gallon DOT 17 E drums to the site, which are appropriate for the containment of the effluent materials. The determination of how to properly dispose of the effluent water must usually await the results of laboratory analyses of the sample collected from the groundwater well. If that sample does not establish whether or not the effluent water is contaminated, or if effluent from more than one source has been combined in the same container, it may be necessary to conduct additional analyses on the effluent material.

Sampling Methodology

Samples were obtained by standardized sampling procedures that follow an evacuation and sample collection protocol. The sampling methodology conforms to both State and Regional Water Quality Control Board standards and specifically adheres to EPA requirements for apparatus, sample containers and sample handling as specified in publication SW 846 and T.E.G.D. which is published separately.

Sample Containers

Sample containers are supplied by the laboratory performing the analyses.

Sample Handling Procedures

Following collection, samples are promptly placed in an ice chest containing ice or an inert ice substitute such as Blue Ice or Super Ice. The samples are maintained in either an ice chest or a refrigerator until delivered into the custody of the laboratory.

Sample Designations

All sample containers are identified with both a sampling event number and a discrete sample identification number. Please note that the sampling event number is the number that appears on our chain of custody. It is roughly equivalent to a job number, but applies only to work done on a particular day of the year rather than spanning several days, as jobs and projects often do.

Chain of Custody

Samples are continuously maintained in an appropriate cooled container while in our custody and until delivered to the laboratory under our standard chain of custody. If the samples are taken charge of by a different party (such as another person from our office, a courier, etc.) prior to being delivered to the laboratory, appropriate release and acceptance records are made on the chain of custody (time, date and signature of person accepting custody of the samples).

Hazardous Materials Testing Laboratory

The samples obtained at this site were analyzed at STL in Pleasanton, California. STL is certified by the California Department of Health Services under the Environmental Laboratory Accreditation Program (ELAP), and is listed as ELAP #1094.

Personnel

All Blaine Tech Services, Inc. personnel receive 29 CFR 1910.120(e)(2) training as soon after being hired as is practical. In addition, many of our personnel have additional certifications that include specialized training in level B supplied air apparatus and the supervision of employees working on hazardous materials sites. Employees are not sent to a site unless we are confident they can adhere to any site safety provisions in force at the site and unless we know that they can follow the written provisions of an SSP and the verbal directions of an SSO.

In general, employees sent to a site to perform groundwater well sampling will assume an OSHA level D (wet) environment exists unless otherwise informed. The use of gloves and double glove protocols protects both our employees and the integrity of the samples being collected. Additional protective gear and procedures for higher OSHA levels of protection are available.

Reportage

Submission to the Regional Water Quality Control Board and the local implementing agency should include copies of the sampling report, the chain of custody and the certified analytical report issued by the Hazardous Materials Testing Laboratory.

Please call if we can be of any further assistance.

William Jones

WRJ/mb

attachments: table of well monitoring data
chain of custody

TABLE OF WELL MONITORING DATA

Well I.D.	MW-1			MW-2			MW-3			MW-4		
Date Sampled	02/18/2002			02/18/2002			02/18/2002			02/18/2002		
Well Diameter (in.)	2			2			2			2		
Total Well Depth (ft.)	24.90			24.88			24.71			24.71		
Depth To Water (ft.)	3.69			3.73			3.88			4.21		
Free Product (in.)	NONE			NONE			NONE			NONE		
Reason If Not Sampled	--			--			--			--		
1 Case Volume (gal.)	3.4			3.4			3.3			3.3		
Did Well Dewater?	NO			NO			NO			NO		
Gallons Actually Evacuated	10.2			10.2			9.9			9.9		
Purging Device	BAILER			BAILER			BAILER			BAILER		
Sampling Device	BAILER			BAILER			BAILER			BAILER		
Time	13:36	13:40	13:45	14:00	14:04	14:08	14:22	14:27	14:32	14:49	14:54	14:58
Temperature (Fahrenheit)	62.0	63.7	64.6	60.0	60.9	61.9	60.6	61.1	61.7	66.3	66.1	65.8
pH	7.18	7.04	7.00	7.24	7.15	7.16	7.01	6.99	7.01	6.78	6.76	6.71
Conductivity (micromhos/cm)	505	464	453	1154	1180	1134	2531	3425	3924	5398	5167	5028
Nephelometric Turbidity Units	97	>200	>200	>200	>200	>200	>200	>200	>200	>200	>200	>200
BTS Chain of Custody	020218-MM-2			020218-MM-2			020218-MM-2			020218-MM-2		
BTS Sample I.D.	MW-1			MW-2			MW-3			MW-4		
DOHS HMTL Laboratory	STL			STL			STL			STL		
Analysis	TPH-G, BTEX, MTBE			TPH-G, BTEX, MTBE			TPH-G, BTEX, MTBE			TPH-G, BTEX, MTBE		

APPENDIX B

LABORATORY REPORTS
AND
CHAIN-OF-CUSTODY RECORDS

Submission #: 2002-02-0330

Date: February 27, 2002

SEVERN TRENT SERVICES

STL San Francisco
1220 Quarry Lane
Pleasanton, CA 94566

Tel 925 484 1919
Fax 925 484 1096
www.stl-inc.com
www.chromalab.com
CA DHS ELAP#1094

PES

1682 Novato Blvd., Suite 10
Novato, CA 94947-7021

Attn: Mr. Saul Germanas

Project: 020218-MW2
Pacific Electric Motor

Dear Sal,

Attached is our report for your samples received on Tuesday February 19, 2002
This report has been reviewed and approved for release. Reproduction of this report is permitted only in its entirety.

The report contains a Case Narrative detailing sample receipt and analysis.

Please note that any unused portion of the samples will be discarded after April 5, 2002 unless you have requested otherwise.
We appreciate the opportunity to be of service to you. If you have any questions, please call me at (925) 484-1919.
You can also contact me via email. My email address is: asalimpour@chromalab.com

Sincerely,

Afsaneh Salimpour
Project Manager

Submission #: 2002-02-0330

Date: February 27, 2002

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CASE NARRATIVE

STL San Francisco
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www.chromalab.com
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General and Sample Comments

We (STL San Francisco) received 4 Water samples, on Feb 19 2002 5:35PM.

All MTBE hits were confirmed by Method 8260.

Submission #: 2002-02-0330

Gas/BTEX Compounds by 8015M/8021

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www.chromalab.com

CA DHS ELAP#1094

PES	✉ 1682 Novato Blvd., Suite 10 Novato, CA 94947-7021
Attn: Saul Germanas	Phone: (415) 899-1600 Fax: (415) 899-1601
020218-MW2	Project: Pacific Electric Motor

Samples Reported

Sample ID	Matrix	Date Sampled	Lab #
MW-1	Water	02/18/2002 13:50	1
MW-2	Water	02/18/2002 14:13	2
MW-3	Water	02/18/2002 14:32	3
MW-4	Water	02/18/2002 15:03	4

Submission #: 2002-02-0330

SEVERN TRENT SERVICES

Gas/BTEX Compounds by 8015M/8021

PES

Test Method: 8015M
8021B

Attn: Saul Germanas

Prep Method: 5030

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CA DHS ELAP#1094

Sample ID:	**MW-1**	Lab Sample ID:	2002-02-0330-001
Project:	020218-MW2 Pacific Electric Motor	Received:	02/19/2002 17:35
		Extracted:	02/26/2002 11:37
Sampled:	02/18/2002 13:50	QC-Batch:	2002/02/26-01.01
Matrix:	Water		

Compound	Result	Rep.Limit	Units	Dilution	Analyzed	Flag
Gasoline	2400	250	ug/L	5.00	02/26/2002 11:37	
Benzene	18	2.5	ug/L	5.00	02/26/2002 11:37	
Toluene	ND	2.5	ug/L	5.00	02/26/2002 11:37	
Ethyl benzene	89	2.5	ug/L	5.00	02/26/2002 11:37	
Xylene(s)	200	2.5	ug/L	5.00	02/26/2002 11:37	
MTBE	ND	25	ug/L	5.00	02/26/2002 11:37	
Surrogate(s)						
Trifluorotoluene	86.0	58-124	%	5.00	02/26/2002 11:37	
4-Bromofluorobenzene-FID	95.8	50-150	%	5.00	02/26/2002 11:37	

Submission #: 2002-02-0330

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Gas/BTEX Compounds by 8015M/8021

PES

Test Method: 8015M
8021B

Attn: Saul Germanas

Prep Method: 5030

Sample ID:	**MW-2**	Lab Sample ID:	2002-02-0330-002
Project:	020218-MW2 Pacific Electric Motor	Received:	02/19/2002 17:35
		Extracted:	02/25/2002 17:59
Sampled:	02/18/2002 14:13	QC-Batch:	2002/02/25-01.02
Matrix:	Water		

Compound	Result	Rep.Limit	Units	Dilution	Analyzed	Flag
Gasoline	ND	50	ug/L	1.00	02/25/2002 17:59	
Benzene	ND	0.50	ug/L	1.00	02/25/2002 17:59	
Toluene	ND	0.50	ug/L	1.00	02/25/2002 17:59	
Ethyl benzene	ND	0.50	ug/L	1.00	02/25/2002 17:59	
Xylene(s)	ND	0.50	ug/L	1.00	02/25/2002 17:59	
MTBE	ND	5.0	ug/L	1.00	02/25/2002 17:59	
Surrogate(s)						
Trifluorotoluene	72.6	58-124	%	1.00	02/25/2002 17:59	
4-Bromofluorobenzene-FID	76.6	50-150	%	1.00	02/25/2002 17:59	

Submission #: 2002-02-0330

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www.chromalab.com

CA DHS ELAP#1094

Gas/BTEX Compounds by 8015M/8021

PES

Test Method: 8015M
8021B

Attn: Saul Germanas

Prep Method: 5030

Sample ID:	**MW-3**	Lab Sample ID:	2002-02-0330-003
Project:	020218-MW2 Pacific Electric Motor	Received:	02/19/2002 17:35
		Extracted:	02/25/2002 18:30
Sampled:	02/18/2002 14:32	QC-Batch:	2002/02/25-01.02
Matrix:	Water		

Compound	Result	Rep.Limit	Units	Dilution	Analyzed	Flag
Gasoline	ND	50	ug/L	1.00	02/25/2002 18:30	
Benzene	ND	0.50	ug/L	1.00	02/25/2002 18:30	
Toluene	ND	0.50	ug/L	1.00	02/25/2002 18:30	
Ethyl benzene	ND	0.50	ug/L	1.00	02/25/2002 18:30	
Xylene(s)	ND	0.50	ug/L	1.00	02/25/2002 18:30	
MTBE	ND	5.0	ug/L	1.00	02/25/2002 18:30	
Surrogate(s)						
Trifluorotoluene	76.4	58-124	%	1.00	02/25/2002 18:30	
4-Bromofluorobenzene-FID	82.1	50-150	%	1.00	02/25/2002 18:30	

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www.chromalab.com

CA DHS ELAP#1094

Gas/BTEX Compounds by 8015M/8021

PES

Test Method: 8015M
8021B

Attn: Saul Germanas

Prep Method: 5030

Sample ID:	**MW-4**	Lab Sample ID:	2002-02-0330-004
Project:	020218-MW2 Pacific Electric Motor	Received:	02/19/2002 17:35
		Extracted:	02/25/2002 19:02
Sampled:	02/18/2002 15:03	QC-Batch:	2002/02/25-01.02
Matrix:	Water		

Compound	Result	Rep.Limit	Units	Dilution	Analyzed	Flag
Gasoline	98000	25000	ug/L	500.00	02/25/2002 19:02	
Benzene	20000	250	ug/L	500.00	02/25/2002 19:02	
Toluene	12000	250	ug/L	500.00	02/25/2002 19:02	
Ethyl benzene	2300	250	ug/L	500.00	02/25/2002 19:02	
Xylene(s)	15000	250	ug/L	500.00	02/25/2002 19:02	
MTBE	47000	2500	ug/L	500.00	02/25/2002 19:02	
Surrogate(s)						
Trifluorotoluene	78.3	58-124	%	500.00	02/25/2002 19:02	
4-Bromofluorobenzene-FID	79.7	50-150	%	500.00	02/25/2002 19:02	

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CA DHS ELAP#1094

Gas/BTEX Compounds by 8015M/8021

Batch QC report

Test Method: 8015M
8021B

Prep Method: 5030

Method Blank **Water** **QC Batch # 2002/02/25-01.02**

MB: 2002/02/25-01.02-003 Date Extracted: 02/25/2002 08:31

Compound	Result	Rep.Limit	Unit	Analyzed	Flag
Gasoline	ND	50	ug/L	02/25/2002 08:31	
Benzene	ND	0.5	ug/L	02/25/2002 08:31	
Toluene	ND	0.5	ug/L	02/25/2002 08:31	
Ethyl benzene	ND	0.5	ug/L	02/25/2002 08:31	
Xylene(s)	ND	0.5	ug/L	02/25/2002 08:31	
MTBE	ND	5.0	ug/L	02/25/2002 08:31	
Surrogate(s)					
4-Bromofluorobenzene	78.5	50-150	%	02/25/2002 08:31	
Trifluorotoluene	88.1	58-124	%	02/25/2002 08:31	
4-Bromofluorobenzene-FID	89.1	50-150	%	02/25/2002 08:31	
Trifluorotoluene-FID	87.0	58-124	%	02/25/2002 08:31	

Submission #: 2002-02-0330

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CA DHS ELAP#1094

Gas/BTEX Compounds by 8015M/8021

Batch QC report

Test Method: 8015M
8021B

Prep Method: 5030

Method Blank | **Water** | **QC Batch # 2002/02/26-01.01**

MB: 2002/02/26-01.01-008 | Date Extracted: 02/26/2002 10:54

Compound	Result	Rep.Limit	Unit	Analyzed	Flag
Gasoline	ND	50	ug/L	02/26/2002 10:54	
Benzene	ND	0.5	ug/L	02/26/2002 10:54	
Toluene	ND	0.5	ug/L	02/26/2002 10:54	
Ethyl benzene	ND	0.5	ug/L	02/26/2002 10:54	
Xylene(s)	ND	0.5	ug/L	02/26/2002 10:54	
MTBE	ND	5.0	ug/L	02/26/2002 10:54	
Surrogate(s)					
Trifluorotoluene	108.1	58-124	%	02/26/2002 10:54	
4-Bromofluorobenzene-FID	105.1	50-150	%	02/26/2002 10:54	

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Gas/BTEX Compounds by 8015M/8021

Batch QC report

Test Method: 8021B Prep Method: 5030

Laboratory Control Spike (LCS/LCSD) **Water** **QC Batch # 2002/02/25-01.02**

LCS: 2002/02/25-01.02-004 Extracted: 02/25/2002 09:03 Analyzed: 02/25/2002 09:03

LCSD: 2002/02/25-01.02-005 Extracted: 02/25/2002 09:35 Analyzed: 02/25/2002 09:35

Compound	Conc. [ug/L]		Exp.Conc. [ug/L]		Recovery		RPD	Ctrl.Limits [%]		Flags	
	LCS	LCSD	LCS	LCSD	LCS	LCSD	[%]	Recover	RPD	LCS	LCSD
Benzene	100	97.0	100.0	100.0	100.0	97.0	3.0	77-123	20		
Toluene	101	97.1	100.0	100.0	101.0	97.1	3.9	78-122	20		
Ethyl benzene	104	101	100.0	100.0	104.0	101.0	2.9	70-130	20		
Xylene(s)	308	299	300	300	102.7	99.7	3.0	75-125	20		
Surrogate(s)											
4-Bromofluorobenzene	390	379	500	500	78.0	75.8		50-150			
Trifluorotoluene	432	417	500	500	86.4	83.4		58-124			

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CA DHS ELAP#1094

Gas/BTEX Compounds by 8015M/8021

Batch QC report

Test Method: 8015M Prep Method: 5030

Laboratory Control Spike (LCS/LCSD) **Water** **QC Batch # 2002/02/25-01.02**

LCS: 2002/02/25-01.02-006 Extracted: 02/25/2002 10:06 Analyzed: 02/25/2002 10:06

LCSD: 2002/02/25-01.02-007 Extracted: 02/25/2002 10:37 Analyzed: 02/25/2002 10:37

Compound	Conc. [ug/L]		Exp.Conc. [ug/L]		Recovery		RPD	Ctrl.Limits [%]		Flags	
	LCS	LCSD	LCS	LCSD	LCS	LCSD	[%]	Recover	RPD	LCS	LCSD
Gasoline	523	482	500	500	104.6	96.4	8.2	75-125	20		
Surrogate(s)											
4-Bromofluorobenzene	470	442	500	500	94.0	88.4		50-150			
Trifluorotoluene-FID	428	395	500	500	85.6	79.0		58-124			

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CA DHS ELAP#1094

Gas/BTEX Compounds by 8015M/8021

Batch QC report

Test Method: 8021B Prep Method: 5030

Laboratory Control Spike (LCS/LCSD) **Water** **QC Batch # 2002/02/26-01.01**

LCS: 2002/02/26-01.01-004 Extracted: 02/26/2002 08:48 Analyzed: 02/26/2002 08:48

LCSD: 2002/02/26-01.01-005 Extracted: 02/26/2002 09:18 Analyzed: 02/26/2002 09:18

Compound	Conc. [ug/L]		Exp.Conc. [ug/L]		Recovery		RPD	Ctrl.Limits [%]		Flags	
	LCS	LCSD	LCS	LCSD	LCS	LCSD	[%]	Recover	RPD	LCS	LCSD
Benzene	91.9	93.9	100.0	100.0	91.9	93.9	2.2	77-123	20		
Toluene	95.7	97.7	100.0	100.0	95.7	97.7	2.1	78-122	20		
Ethyl benzene	96.1	97.3	100.0	100.0	96.1	97.3	1.2	70-130	20		
Xylene(s)	284	289	300	300	94.7	96.3	1.7	75-125	20		
Surrogate(s)											
Trifluorotoluene	461	461	500	500	92.2	92.2		58-124			

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Gas/BTEX Compounds by 8015M/8021

Batch QC report

Test Method: 8015M Prep Method: 5030

Laboratory Control Spike (LCS/LCSD) **Water** **QC Batch # 2002/02/26-01.01**

LCS: 2002/02/26-01.01-006 Extracted: 02/26/2002 09:48 Analyzed: 02/26/2002 09:48

LCSD: 2002/02/26-01.01-007 Extracted: 02/26/2002 10:24 Analyzed: 02/26/2002 10:24

Compound	Conc. [ug/L]		Exp.Conc. [ug/L]		Recovery		RPD	Ctrl.Limits [%]		Flags	
	LCS	LCSD	LCS	LCSD	LCS	LCSD	[%]	Recover	RPD	LCS	LCSD
Gasoline	474	458	500	500	94.8	91.6	3.4	75-125	20		
Surrogate(s)											
4-Bromofluorobenzene	424	412	500	500	84.8	82.4		50-150			

BLAINE
TECH SERVICES, INC.

1680 ROGERS AVENUE
SAN JOSE, CALIFORNIA 95112-1105
FAX (408) 573-7771
PHONE (408) 573-0555

CONDUCT ANALYSIS TO DETECT

LAB STL ~~Chromalab~~ 64767 DHS #

ALL ANALYSES MUST MEET SPECIFICATIONS AND DETECTION LIMITS SET BY CALIFORNIA DHS AND

☐ EPA ☐ RWQCB REGION _____
☐ LIA
☐ _____

2002-02-0330

CHAIN OF CUSTODY BTS #020218-UMZ

CLIENT PES

SITE Pacific Electric Motor
1099 66th Avenue
Oakland, CA

SPECIAL INSTRUCTIONS

Invoice and Report to : PES
Attn: Saul Germanas
* Confirm MTBE hits by EPA 8240/8260

SAMPLE I.D.	DATE	TIME	MATRIX S= SOIL W=H_2O	CONTAINERS TOTAL	C = COMPOSITE ALL CONTAINERS	TPH - Gas (8015)	BTEX (8020)	MTBE (8020) *	ADD'L INFORMATION	STATUS	CONDITION	LAB SAMPLE
MW-1	2/18	1350	W	6		X	X	X				
MW-2	"	1413	W	6		X	X	X				
MW-3	"	1432	W	6		X	X	X				
MW-4	"	1503	W	6		X	X	X				
												4.0°C

SAMPLING COMPLETED DATE 2/18 TIME 1570

SAMPLING PERFORMED BY Matthew Miller

RESULTS NEEDED NO LATER THAN Per Client

RELEASED BY	DATE	TIME	RECEIVED BY	DATE	TIME
	2/19/02	9:40		2/19/02	1540
	2/19/02	1735	Denise Harrington	2/19/02	1735

SHIPPED VIA	DATE SENT	TIME SENT	COOLER #	

DISTRIBUTION

FIRST QUARTER 2002
GROUNDWATER MONITORING REPORT
PACIFIC ELECTRIC MOTOR COMPANY
1009 66TH AVENUE
OAKLAND, CALIFORNIA

MARCH 29, 2002

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