LEVINE·FRICKE
CONSULTING ENGINEERS AND HYDROGEOLOGISTS

December 5, 1989 LF 1983

Mr. Dale Sobek
6000 S Corporation
6000 Stevenson Blvd.
Fremont, CA 94538

Dear Mr. Sobek;

Attached for your review is the proposal and estimated budget which you requested to address anticipated environmental issues at your property based on our current knowledge. Following yor review, this work plan and associated revisions may be submitted to the City of Fremont for review.

The field work which is discussed in the plan constitutes an investigation of known potential environmental issues. In addition, development of closure plans for some well-defined issues including the surface tank, chemical inventory, and industrial ground-water wells are described.

Based on the results of the Phase 1 activities, additional field work may be required to obtain sufficient information to provide a complete closure plan. Revised cost estimates will be prepared as the needs for additional work are defined.

We have prepared our proposal in the form o a Work Order to expedite initiation of work. Two copies of the Work Order and our Standard Contract will be mailed to you, in addition to this faxed copy of the proposal. If the work order is satisfactory as presented, please sign the Approval and Acceptance forms and Standard Contract included with the Work Orders, and return one copy of each document to us. We will initiate work upon receipt of the writen authorization to proceed.

If you have any questions or wish to discuss any modifications to the Work Order, please call me or Carol Yamane.

Sincerely,

Bob Roat
Senior Staff Engineer

cc: Wolff

1900 Powell Street, 12th Floor
Emeryville, California 94608
(415) 652-4500

Other offices in NEWPORT BEACH and OAKLAND, CA

DRAFT

December 5, 1989 LF 1983

WORK ORDER NUMBER 1
SITE CLOSURE PLAN
6000 STEVENSON BOULEVARD
FREMONT, CALIFORNIA

INTRODUCTION

Levine·Fricke has been requested by Mr. Dale Sobek to prepare a proposal to address outstanding environmental issues with the 6000 Stevenson Boulevard, Fremont, California site ("the Site"). Mr. Sobek has also requested the preparation of a proposal for activities leading to the development of a closure plan which will be implemented after review and input from the City of Fremont.

OBJECTIVE

The proposed work has the following goals:

1) Identification and performance of activities which will address the outstanding environmental concerns of the City of Fremont.

2) Development and implementation of a closure plan for the property which will be submitted to the City of Fremont.

As a part of these goals, the investigation will include assessment of potential environmental concerns relating to chemical use, leakage, spillage, and disposal. Such concerns could be the result of past or present operating practices at the Site, or past land uses prior to the current ownership of the Site.

The work will be accomplished in two phases. Phase 1 will include a search of records and historical information and a detailed site inspection. The first phase will also address some of the immediate environmental issues identified by the City of Fremont and Mr. Sobek.

Information obtained during the Phase 1 activities will be used in Phase 2 in the development of a closure plan for the entire site. As a precursor to the final plan, an additional site-specific program of soil and ground-water sampling and laboratory analysis may be developed, if deemed necessary, based on results of Phase 1 activities.

This proposal will be submitted for review to the City of Fremont.

PROPOSED SCOPE OF WORK

The work will be conducted in two phases. The Phase 1 portion of the work will also involve the review and evaluation of existing, available and relevant background data concerning the property. This will include a review of available regulatory records with the City of Fremont, the Department of Health Services (DHS) and the Regional Water Quality Control Board (RWQCB) to assess possible hazardous materials use, storage, handling, and disposal or release on the Site; review of aerial photographs to ascertain the Site setting and history of land usage; review of available blueprints of previous facilities at the property; and interviews with available persons knowledgeable about the Site history. In addition, the proposed work will include a walk-through inspection of the Site and a drive-by survey of neighboring properties.

Based on the information available at the present time, it is anticipated that field activities for Phase 2 will include verification sampling of soils near some of Ensco's soil borings and in the monitoring well. The Phase 2 investigation also will include additional sampling inside the former manufacturing building. Levine·Fricke will review the Ensco report and available hydrogeologic data generated by Ensco on the property, and will address issues identified by Ensco in its report dated June 6, 1989, by Mr. Sobek in his response to that report (August 14, 1989), and by Ms. Elizabeth Stowe, of the City of Fremont Hazardous Materials Division, in her response to Mr. Sobek's response (September 25, 1989).

The sampling program described in this Work Order Number 1 may be revised if environmental concerns are identified during Phase 1. activities which have not already been identified. These revisions would also be submitted to the City of Fremont for review and comment.

PROJECT TASKS

The project will include the following specific tasks:

PHASE 1 - IMMEDIATE ENVIRONMENTAL ISSUES

Task 1: Review of Available Background Information on Setting of the Property, Historical Usage of the Property and Regulatory Files

Task 2: Field Inspection of the Site

Task 3: Preparation of a Health and Safety Plan

Task 4: Sampling of Ground-Water Wells for the Presence of Volatile Organic Compounds (VOCs) and PCBs is that all

Task 5: Laboratory Analyses of Ground-Water Samples

Task 6: Wastewater Management

Task 7: Identification of Chemicals Currently Stored at the Site

Task 8: Closure Plan for the Above-Ground Storage Tanks

Task 9: Assessment of the Foundry Sand in the Eastern Portion of the Property

10: Well Elevation

PHASE 2 - CLOSURE PLAN SAMPLING (preliminary concept)

Task 1: Development of Sampling Plan to Assess Additional Site Soils Based on the Review Conducted in Phase 1

Task 2: Sampling of Soil in the Vicinity of the Former California Oil Recyclers Operations

Task 3: Laboratory Analyses of Soil Samples

Task 4: Waste Management

Task 5: Drilling Slant Borings and Sampling Beneath Three "Pit" Areas in the Former Manufacturing Building

Task 6: Additional Activities Regarding the Former Manufacturing Building (pit testing and closure)

Task 7: Data Evaluation and Report Preparation

Task 8: Project Management and Meetings

A detailed description of these tasks follows.

TASK DESCRIPTIONS

Phase 1

Task 1: Review of Available Background Information on Setting of the Site, Historical Usage of the Site, and Regulatory Files

Information concerning the present and past usage of the property will be obtained and reviewed to identify evidence of past activities that may have resulted in the use, storage, disposal, or release of hazardous materials. Sources for this information will include readily available reports, aerial photographs, blueprints (to be provided by Mr. Sobek), and regulatory and local public agency files (including the City of Fremont, the DHS and the RWQCB). In addition, interviews with available persons familiar with the Site (e.g., past and current owners and tenants) will be conducted as appropriate.

OK

Task 2: Field Inspection of the Property need regulatory records

A walk-through inspection of the property will be conducted by Levine·Fricke personnel to observe: the general condition of the property; the use, storage, handling, and disposal of potentially hazardous materials; and visual evidence of possible release(s) of chemicals to the environment (e.g., stained soil and distressed vegetation). The property will be examined for visual evidence of storage tanks, pipes, drums, sumps, ponds, wells, and other areas where hazardous materials may have been placed.

Task 3: Preparation of Health and Safety Plan

As required by OSHA, a Health and Safety Plan will be developed prior to initiating proposed on-site Phase II activities. The Health and Safety Plan will incorporate safeguards against chemical and physical hazards associated with drilling and sampling activities. Personnel working on site as part of this Scope of Work will be required to read and adhere to the Health and Safety Plan. The project manager will have the responsibility to implement the Health and Safety Plan.

Task 4: Sampling of Ground Water from the Two Deeper On-Site Industrial Wells

Sampling and analysis of ground water will be conducted. A total of five ground-water samples will be collected for chemical analysis from the two deeper industrial wells located on site. The five ground-water samples include collecting two samples from each of the deeper wells (duplicate samples) and one field blank for quality control/quality assurance purposes.

It is our understanding that Mr. Sobek will have the two deeper wells properly sealed by a licensed contractor in the near future. We recommend conducting additional sampling because previous sampling conducted by Ensco indicated the presence of oil and low concentrations of PCBs in one of the deeper wells. These results may be due to the sampling protocol. After the pump head assemblies of these wells are dismantled and before the wells are sealed, the well should be purged of any oil which is present on the surface and ground-water samples should be collected in duplicate at two depths with field blanks collected before each well is sampled.

Because of the large well volume (the volume of water contained in the well casing) in the two deep wells, it is not feasible to purge one or more well volumes from the well. Instead, the wells will be bailed to remove oil on the surface prior to obtaining a grab sample. Water clarity, pH, specific conductance, temperature and volume extracted will be measured prior to sample collection.

Ground-water samples will be collected using a Teflon bailer. The Teflon bailer will be cleaned with high-pressure hot water, washed with Alconox (a laboratory-grade detergent) and fitted with a new rope prior to use in each well. Samples will be transferred into 40-ml VOA vials and other appropriate laboratory-supplied containers. The samples will be stored in a chilled cooler for delivery to the laboratory.

Task 5: Laboratory Analysis of Ground-Water Samples

Ground-water samples will be analyzed by a State-certified laboratory for the specific compounds or classes of compounds of concern identified in Tasks 1 and 2. Based on available knowledge about potential chemical usage at the property, the following analyses will be performed on ground-water samples: TPH for gasoline, diesel and oil and grease using modified EPA Method 8015; VOCs using EPA Method 8240; PCBs using EPA Method 8080.

Task 6: Waste Management

Disposal of the wastewater and oil bailed from the wells will be the responsibility of Mr. Sobek, the designated waste generator. Water will be stored on site temporarily in sealed containers. If requested, Levine·Fricke will assist Mr. Sobek in identifying disposal options after receiving laboratory analytical results of ground-water samples. The cost for disposal will depend on the amounts, types and concentrations of chemicals contained in the waste.

Task 7: Inventory of Chemicals Currently Stored at the Site

The goal of this task is to complete the paperwork required to allow for the removal of the chemicals currently stored at the Site. Levine·Fricke will conduct an inventory of chemicals on site. If necessary, Levine·Fricke will provide assistance to Mr. Sobek in filing appropriate documents.

Task 8: Development of a Closure Plan for the Above-Ground Storage Tank Located at the Southeast Corner of Building No. 1

Levine·Fricke will develop a closure plan for the above-ground tank. It is our understanding that this 10,000-gallon tank is 60% filled with solidified polymeric isocyanate. The closure plan will meet the applicable requirements.

Task 9: Assessment of Foundry Sand Located in the Eastern Portion of the Property

The purpose of this task is to assess whether the foundry sand located in the eastern portion of the property can be used as fill on the property. Available chemical data regarding the foundry sand will be obtained and evaluated. Based on the data provided, we will assess whether additional sampling is warranted and identify appropriate sampling methods. Because additional information is needed to make this evaluation, we have not included the costs for chemical analyses in the estimated budget.

Levine·Fricke will assess whether the foundry sand can be used as fill on the property, or whether it requires off-site disposal in a municipal landfill.

Phase 2: Closure Plan

Task 1: Development of Sampling Plan to Assess Additional Site Soils Based on the Review Conducted in Phase 1

Based on results of activities described in Phase 1 tasks 1 and 2, revisions to the sampling Plan described herin may be necessary. Any revisions to the plan will be submitted to the City of Fremont for their review and comment.

Implementation of this sample plan will not be included in the present work plan.

Task 2: Sampling of Soil in the Vicinity if the Former California Oil Recyclers Operations

The following field activities are proposed based on a cursory review of Ensco's hydrogeologic investigation and a preliminary walk-through inspection of the property by Ms. Carol Yamane of Levine·Fricke. Based on the results of Tasks 1 and 2 in the Phase 1 investigation, a site-specific program of additional soil and/or ground-water sampling and analysis may be conducted by Levine·Fricke personnel and qualified subcontractors (laboratories, drillers, etc.) The estimated budget provided below should be considered a preliminary estimate; we can provide an updated estimated budget after completion of Tasks 1 and 2 if the scope of the originally planned field work should change.

Targeted Soil Sampling

Ensco's June 6, 1989 report indicates that elevated concentrations of TPH were detected in soil samples collected from some soil borings near the former location of the California Oil Recyclers Building. To verify these data and define the lateral extent of chemicals in soils in this area, three soil borings will be drilled in the vicinity Ensco's soil boring SB-8, near the former California Oil Recyclers Building. Chemical results of a soil sample from this boring contained the highest concentrations of TPH of the soil samples that were analyzed.

If Tasks 1 and 2 indicate other areas of concern at the property, additional soil and/or ground-water sampling may be recommended.

The drilling locations will be cleared for underground utilities, and applicable permits will be obtained prior to sampling. Soil samples will be collected at selected intervals based upon field observations and previous data. A portable organic vapor analyzer (OVA) will be used during the sampling to help select sampling intervals for chemical analysis. Approximately 6 soil samples will be collected for analysis from the borings (two samples from each boring).

The soil samples will be collected using a truck-mounted drill rig. Soil samples will be collected in clean brass tubes or liners, or laboratory-supplied glass jars, using a Modified California Sampler. These samples will be immediately sealed and placed in chilled coolers for transport to a State-certified analytical laboratory for analysis. Soil sampling and drilling equipment will be cleaned with high-pressure hot water before use in each soil boring.

Task 3: Laboratory Analyses of Soil Samples

Soil samples will be analyzed by a State-certified laboratory for the specific compounds or classes of compounds of concern identified in Tasks 1 and 2. Based on available knowledge about potential chemical usage at the property, the following analyses will be performed on soil and ground-water samples: TPH for gasoline, diesel and oil and grease using modified EPA Method 8015; VOCs using EPA Method 8240; PCBs using EPA Method 8080.

Mills more

Task 4: Waste Management

Waste soils from drilling will be temporarily stored on site, on top of and covered by plastic sheeting, until chemical results from the soil borings are available. Disposal of the waste soils will be the responsibility of Mr. Sobek, the designated waste generator. If requested, Levine·Fricke will assist Mr. Sobek in identifying disposal options after receiving laboratory analytical results of soil samples. The cost for disposal will depend on the amounts, types and concentrations of chemicals contained in the waste.

Task 5: Drilling Slant Borings and Sampling Beneath Three "Pit" Areas in the Former Manufacturing Building

This task includes drilling three slant soil borings beneath the three "pit" areas (one boring for each pit area) in the former manufacturing building to investigate the impact, if any, of the pit contents on the underlying soil. Appropriate permits will be obtained from the Alameda Water District.

After the areas have been cleared of underground utilities, a truck-mounted or portable drill rig with hollow-stem augers will be used to drill and collect soil samples beneath the pit areas. The augers will be advanced at an angle to a depth below the pit area. Soil samples will be collected by driving a split spoon sampler into the bottom of the boring. One soil sample will be collected from each boring. The soil will be retained in liners, or laboratory-supplied glass jars, placed in chilled

coolers for transport under Chain-of-Custody to the analytical laboratory. After the samples are collected the soil borings will be filled to the surface with cement grout.

Soil samples will be analyzed for VOCs using EPA Method 8240, and TPH for gasoline, diesel and waste oil using modified EPA Method 8015. and 17 metals

Task 6: Additional Activities Regarding the Former Manufacturing Building

This task includes the following activities:

- Collecting one composite sample of concrete chips from the floor in the vicinity of the former compressors.

- Collecting soil samples from beneath the concrete in the former drum storage area. Approximately three samples will be collected by saw-cutting holes (along cracks or seams in the cement or in stained areas) and hand augering, if possible, to obtain an underlying soil sample. Actual sampling locations will be selected based on field observations. The samples will be analyzed for metals, VOCs and pH.

- Cutting a hole (to be conducted by the property owner) into the steel plate which covers one of the "pits" within the building. A sample of the contents may be collected for possible chemical analysis. The cost of this analysis is not included in the estimated budget.

- Removing the steel grate (to be conducted by the property owner) to examine contents of the reportedly former sand blasting area. A sample will be collected for possible chemical analysis for metals.

- At the request of Mr. Sobek, collecting samples of the dark "rubbery" caulking-like adhesive material observed in some areas on the floor in the former manufacturing building for chemical identification. The sample will be analyzed using infra-red (IR), with a request for identification of the type of polymer it is. of

- Obtaining confirmation, if possible, from manufacturer to verify that the two transformers observed in the warehouse do not contain PCBs. Levine·Fricke will assist Mr. Sobek with this task if requested. not necessary

Task 7: Data Evaluation and Report Preparation

This task includes evaluation of the results of the tasks described in Phase 1 and 2, as appropriate, and preparation of a written report including the following:

(1) A description of the methods, procedures, and sources used to obtain information concerning the property.

(2) A summary of relevant information obtained.

(3) Our interpretation of the information, with respect to potential environmental concerns, and the likelihood of degradation of the property, and our recommendations for additional sampling and analysis to further assess conditions of the property, if needed.

(4) The goal of the report will be to develop a closure plan for the Site for submittal to the City of Fremont.

Task 8: Project Management and Meetings

Mr. Bob Roat, Senior Staff Engineer, will be the overall Project Manager for the project. As such, he will be the primary contact for Mr. Sobek, and will be responsible for all technical and administrative aspects of the project. Mr. Bob Solotar, Information Resource Specialist, will lead the historical review, site inspection and records search, sampling and analysis program (if any), and preparation of the written report. Mr. Tom Johnson, Principal Hydrogeologist, and Ms. Carol Yamane, Senior Project Hydrogeologist, will review project work. Ms. Yamane will also provide hydrogeologic support.

SCHEDULE

The Scope of Work outlined in Phase 1 and Phase 2 will be completed within 10 weeks of receiving written authorization to proceed. This estimated time frame is contingent upon subcontractor availability, and precludes significant increases in the Scope of Services and conditions beyond the control of Levine·Fricke that would prohibit our proceeding with the work (e.g., permit delays, extreme weather conditions, etc.). This time frame is also contingent upon City of Fremont availability and approval.

ESTIMATED BUDGET

Work will be conducted on a time-and-materials basis in accordance with our current Schedule of Charges. A copy of our 1989 Schedule of Charges is enclosed. We have estimated the time requirements and associated costs of this proposed Scope of Work based upon a level-of-effort deemed appropriate for the investigation, given the limited information concerning the property presently available to us. If work previously performed at the property by others reduces the level-of-effort required by Levine·Fricke as outlined herein, this budget may be reduced. Any anticipated modifications to this estimate will be discussed with Mr. Sobek as they become evident. The estimated total budget will not be exceeded without prior authorization from Mr. Sobek.

These costs are based on 1989 prices: additional costs(~5-10%) may be incurred based on 1990 rate changes(for subcontractor and Levine·Fricke rates).

PHASE 1

Task 1: Review of Available Background Information on Setting of the Site, Historical Usage of the Site, and Regulatory Files

(This includes trips to Fremont, RWQCB, DHS and Pacific Aerial Survey to review aerial photographs)

Levine·Fricke Staff	$ 3,000	
Aerial Photographs (provided by Mr. Sobek, if additional photos are required, the estimated cost will be $ 300)	(300)	
Telephone, Travel & Expenses	300	
ESTIMATED TASK TOTAL:		$ 3,300 - 3,600

Task 2: Field Inspection of the Site

Levine·Fricke Staff	$ 800	
Travel & Expenses	200	
ESTIMATED TASK TOTAL:		$ 1,000

Task 3: Preparation of a Health and Safety Plan

Levine·Fricke Staff	$ 800	
Reproduction, Mailing	75	
ESTIMATED TASK TOTAL:		$ 875

Task 4: Sampling of Ground-Water Wells for the Presence of VOCs and PCBs

This task assumes duplicate samples at two depths in each well in addition to one field blank (9 samples total).

Ground-Water Sampling		
Levine·Fricke Staff	1,400	
Supplies and Equipment Rental	210	
Travel, Telephone	200	
ESTIMATED TASK TOTAL:		$ 1,810

Task 5: Laboratory Analyses of Ground-Water Samples

Analysis of 9 Ground-Water Samples (4 each from the industrial wells, and one field blank)		
EPA Method 8240 for VOCs (@$225 each)	2,025	
Modified EPA Method for gasoline using purge and trap (@ $110 each)	990	
Modified EPA Method 8015 for diesel through waste oil using extraction (@ $110 each)	990	
EPA Method 8080 for PCBs (@ $100 each)	675	
Subcontract Administration (15 percent)	700	
Levine·Fricke Staff (Laboratory Interface)	300	
Subcontract Administration (15 percent)	700	
ESTIMATED TASK TOTAL:		$ 5,380

Task 6: Wastewater Management

Storage Tank Rental 4 55 gallon drums at $30 each	$120
ESTIMATED TASK TOTAL:	$ 120

Options and costs to dispose and ground-water and oil will be presented upon receipt of the laboratory analytical results of collected soil and ground-water samples.

Task 7: Inventory of Chemicals Currently Stored at the Site

Levine·Fricke staff	$ 640
Preparation of HMMP and HIS	480
ESTIMATED TASK TOTAL:	$1,120

This cost assumes submission of paperwork as the only task. If sampling of the stored chemicals is required, additional costs will be incurred. If Mr. Sobek inventories the chemicals, Levine·Fricke time may be reduced.

Task 8: Development of a Closure Plan for the Above-Ground Storage Tank

Levine·Fricke Staff	$ 1,100
ESTIMATED TASK TOTAL:	$1,100

14,720

Task 9: Assessment of the Foundry Sand in the Eastern Portion of the Property

Levine·Fricke Staff	$ 700
Possible Chemical Analysis (We will advise the client of the necessity and cost for laboratory costs upon their collection)	
ESTIMATED TASK TOTAL:	$700

Costs are for research and preliminary negociations with the City of Fremont or advising Mr. Sobek and his attorneys

PHASE 2

Task 1: Development of Revised Sampling Plan to Assess Additional Site Soils Based on the Review Conducted in Phase 1

Levine·Fricke Staff	$1,200
ESTIMATED TASK TOTAL:	$1,200

This task is dependent upon Results of Phase 1 activites 1 & 2 and may not be required.

Task 2: Sampling of Soil in the Vicinity of the Former California Oil Recyclers Operations

Utilities check and permitting	800
Drilling Subcontractor (assumes 1 day to drill 3 borings)	1,600
Steam Cleaner	80
Subcontract Administration (15 percent)	380
Levine·Fricke Staff (includes drilling and sampling)	1,200
Supplies (sampling tubes)	50
OVA Meter	100
Telephone, Travel	150
ESTIMATED TASK TOTAL:	$ 4,440

Task 3: Laboratory Analyses of Soil Samples

Soil Samples (6 samples)		
EPA Method 8240 for VOCs (@ $225 each)	$ 1,650	
Modified EPA Method for gasoline using purge and trap (@ $110 each)	660	
Modified EPA Method 8015 for diesel through waste oil using extraction (@ $110 each)	660	
EPA Method 8080 for PCBs (@ $100 each)	600	
Subcontract Administration (15 percent)	540	
Levine·Fricke Staff (Laboratory Interface)	300	
ESTIMATED TASK TOTAL:		$ 4,410

Task 4: Waste Management
(laboratory analysis of waste soils are needed before a cost estimate can be made)

Task 5: Activities Regarding the Former Manufacturing Building

Sampling

Levine·Fricke Staff	$ 1,200	
Equipment Rental	50	
Travel and Expenses	100	
Concrete Cutter	300	
Subcontract Administration (15 percent)	50	

Chemical Analysis

o 1 composite concrete sample (EPA Method 8080 for PCBs)	$ 150	
o 3 soil samples collected beneath concrete in former drum storage area)		
Priority pollutant metals (@ $210 each)	630	
pH (@ $15 each)	45	
EPA Method 8240 for VOCs (@ $275 each)	825	
o sample of pit contents under steel grate for Priority Pollutant Metals (@ $210 each)	210	
o sample of "caulking material" (@ $100 each)	100	
o verify that transformers do not contain PCBs by contacting company, if possible	200	
Subcontract Administration (15 percent)	290	
ESTIMATED TASK TOTAL:		$ 4,150

Task 6: Drilling Slant Borings and Soil Sampling Beneath Three of the "Pit" Areas Inside the Former Manufacturing Building

Utilities check and permitting		
if this task is conducted concurrently with Task 5	$ (200)	
if this task is conducted separately from Task 5	800	
Drilling Subcontractor (3 days to drill 3 slant borings)	4,200	(assumes
Steam Cleaner	230	
Subcontract Administration	690 - 780	
Levine·Fricke Staff	2,500	
Supplies (Sampling Tubes)	50	
Travel and Expenses	300	
ESTIMATED TASK TOTAL:		$8,170 - $8,860

Chemical Analysis (3 samples)

EPA Method 8240 for VOCs (@ $275 each)	$ 825	
Modified EPA Method 8015		
TPH as gas @ $110ea	330	
TPH as diesel through waste oil (@ $110 each)	330	
Subcontract Administration (15 percent)	220	
ESTIMATED TASK TOTAL:		$1,700

Task 7: Data Evaluation and Report Preparation (includes data evaluation, report preparation, drafting, reproduction and mailing)

	$5,000 - $6,000
ESTIMATED TASK TOTAL:	$5,000 - $6,000

Task 8: Project Management and Meetings Cost dependent on level of interaction with City	
Levine·Fricke Staff	$4,500
ESTIMATED TASK TOTAL:	$4,500
ESTIMATED TOTAL BUDGET	$49,600 - 51,990

Additional Phase II Tasks may be recommended based on the results of Phase 1.

December 4, 1989 LF 1983

APPROVAL AND ACCEPTANCE

Approval and acceptance of this Work Order for 6000 Stevenson Boulevard in Fremont, California are acknowledged by the signatures of a representative of Mr. Dale Sobek and Levine·Fricke, Inc.

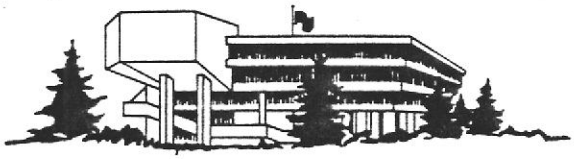
MR. DALE SOBEK

Signature	Title	Date

(Please print or type name)

LEVINE·FRICKE, INC.

Thomas M. Johnson, R.G.	Principal Hydrogeologist Title	Date



City of Fremont

Public Works Department
Hazardous Materials Division
39572 Stevenson Place, Suite 125
Fremont, California 94539 - 3075

(415) 791 - 4279

November 29, 1989

Mr. Dale Sobek
6000 S Corporation
6000 Stevenson Boulevard
Fremont, CA 94538

Re: Meeting November 13, 1989

Dear Mr. Sobek:

At your request, I arranged a meeting for 11:00 a.m. November 13 to discuss what must be done to bring the property at 6000 Stevenson Boulevard, Fremont into compliance with regulations relating to environmental protection and hazardous materials. In attendance were myself, Charles Caulfield, Linda Vrabel, Janet Harbin, Len Banda and Paulette Garcia from City staff; Jill Duerig from the Alameda County Water District; Lester Feldman and Rich Hiett from the Regional Water Quality Control Board; Tom Peacock from the Alameda County Health Department; yourself and George Wolff, your attorney.

You brought a printed agenda, but it was not adhered to during the meeting. However, some issues listed on the agenda were addressed. Specifically:

- As the identified Responsible Party, you remain obligated to appropriately characterize and remediate the environmental contamination on site;
- You have thirty days to submit to the appropriate agencies a detailed plan for properly closing the three groundwater wells on site;
- the foundry sand (you stated there is 2000 cubic yards) that has been disposed of on site is a special waste under Title 22 of CCR and must be adequately characterized and/or properly disposed of in a Class I landfill; and
- all business activities on site must be properly permitted and no permits for wholesale/retail auto sales have been approved.

(1)

In addition to these items, several other topics were addressed. There was a discussion of the Ensco contribution to the EIR under preparation for your proposed development, but no agreement was reached. You stated you were withdrawing your request for further development of the site and requested a refund of the remainder of your deposit. You were requested to submit your formal notice and request in writing.

You expressed concerns about the money already spent on this property. Paulette suggested there may be some confusion between resources invested in development plans and what is required to adequately address the issue of site characterization and remediation.

Lester expressed his concern, under the California Water Code, of the potential threat to water quality that exists on site. There is substantial concern that the full extent of soil and water contamination on site is not being adequately addressed. Lester warned he considers the site, especially in light of the PCB contamination of a deep well, appropriate for listing under Superfund statutes.

There was mention of other concerns, including the improper storage and disposal of hazardous wastes. There remain serious questions about a sunken pit that may have existed and aboveground and underground tanks that are or were on-site.

Sincerely,

Elizabeth Stowe

ELIZABETH STOWE
Hazardous Materials
Program Administrator

cc: Paulette Garcia, Deputy City Attorney
Gil Jensen, Deputy District Attorney
Lester Feldman, Regional Water Quality Control Board
Tom Peacock, Alameda County Health Dept.
George Wolff, Attorney
Jill Duerig, Alameda County Water District

November 13, 1989

MEETING WITH CITY OF FREMONT

RE: CLOSURE PLAN - 6000 STEVENSON BLVD.

I. City of Fremont Contract Administrator (City/WRT)

II. Intent of City of Fremont - RE: Closure Plan

III. Intent of 6000 S Corporation - RE: Closure Plan

IV. Review: Ensco Report
WRT Report
Other

V. Outline of Closure Plan

VI. Schedule of Closure Plan Completion

VII. Generation of Closure Plan

- Date to be submitted to City of Fremont
- Number of copies
- Review period
- Acceptance or modification
- Final acceptance
- Who is to submit plan

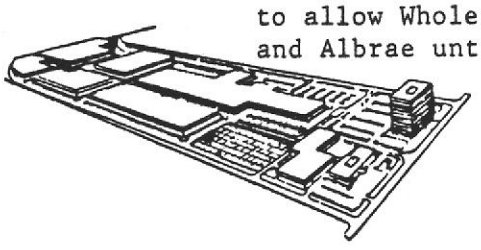
VIII. City of Fremont Administrative Authority For Review, Acceptance and Implementation of Closure Plan

IX. 6000 S Corporation to Implement The Following Immediately:

- Test water and seal wells and coordinate with ACWD
- Move out all drums & solidified tank
- Test transformers
- Provide preliminary title report

X. City of Fremont Will Implement The Following Immediately:

- Get closure plan from WRT/Ensco
- Accept the foundry sand as a NON-hazardous material and remove from the closure plan
- If WRT/Ensco does not complete the Closure Plan, D. Sobek will contract to have Levine-Fricke provide and their costs will be paid from monies due WRT under their contract with the City of Fremont
- The City of Fremont will issue a temporary permit to 6000 S Corporation to allow Wholesale/Retail Auto Sales on 2 acres of land at Stevenson and Albrae until the Closure Plan is completed

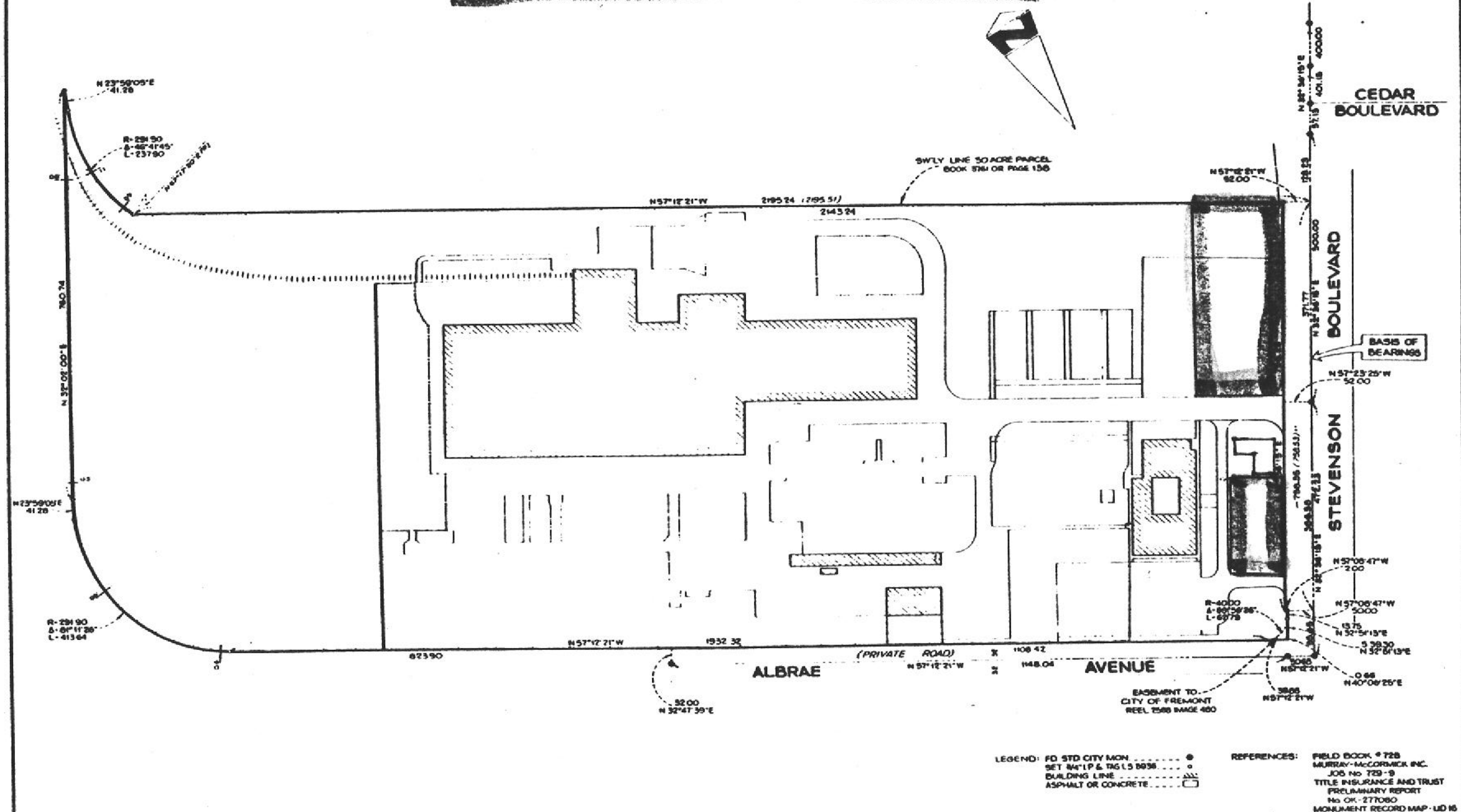


6000 S CORPORATION

6000 STEVENSON BOULEVARD FREMONT, CALIFORNIA 94538 (415) 657-7633

- Provide a letter from the City of Fremont Contract Adminstrator of this project to verify the Closure Plan acceptance, procedures for closure and owner cost estimated to close the site. The property owner needs to satisfy requirements he has for refinancing of the property, and a sale of a portion of the owner's property to the SAWMILL CO., under a lease/purchase option dating back to 1984.

~~PROPOSED TEMPORARY RETAIL/WHOLESALE AUTO SALES~~



DRAWN BY	A.C.R.	
DESIGNED BY	A.P.C.	
CHECKED BY		
SCALE	1" = 60	
DATE	APRIL 1978	F.B. REF. 728

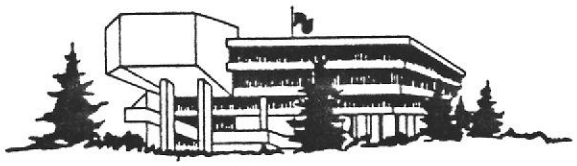
MURRAY-McCORMICK, INC.
CONSULTING CIVIL ENGINEERS
PLANNING · SURVEYING · ENGINEERING
7700 EDGEWATER DRIVE, SUITE 654
OAKLAND, CA 94621

PREPARED UNDER THE DIRECTION OF:

BOUNDARY SURVEY
FOR
PULLMAN TRAILMOBILE
FREMONT CALIFORNIA

SHEET 1 OF 1

JOB NO. 1969-010



City of Fremont

Community Development Department
39700 Civic Center Drive
P.O. Box 5006
Fremont, California 94537

October 10, 1989

Mr. Dale Sobek
6000 S Corporation
6000 Stevenson Blvd.
Fremont, CA 94538

RE: 6000 S Corporation, Preliminary Environmental Assessment (EIR-87-85)

Dear Mr. Sobek:

I have received comments from our Hazardous Materials Administrator, Elizabeth Stowe, in response to your critique of the Preliminary Environmental Assessment prepared by ENSCO Environmental Services for the above property. Ms. Stowe's comments are quite detailed, and a copy is enclosed for your review. In her comments, Ms. Stowe has requested I obtain some additional information from you at this time, regardless of the status of the EIR. Please provide the following as soon as possible:

1) A copy of a recent "Preliminary Title Report" for our files;

2) An explanation of why additional analysis of well water sampling was not performed after Carter Analystical Laboratory suggested it be done due to the presence of large amounts of oil in an earlier sample. The well should have been immediately resampled, and testing should be done now;

3) Evidence that the proper authorities have been notified of the presence of the grease and oil in the well which could possibly contaminate an aquifer, and also of the PCB contamination in the 586-foot well mentioned in the ACWD letter of August 22, 1989. You are legally responsible for notifying the proper authorities regarding any hazardous substance discharge, and this should be done immediately;

4) File a complete closure plan for the above ground storage tank with the Hazardous Materials Administration section immediately;

5) File a complete closure plan for the sumps and pits on-site with the Hazardous Materials Administration section prior to their disposal, and as quickly as possible;

6) Complete and submit Hazardous Waste Inventory Statement, including documentation of all manifests. A correct and complete Hazardous

Materials Management Plan (HMMP) should be on file with the City at this time. Since you have not providing us with this, do so immediately;

7) An explanation of what was in the drums referred to in Item 20, Page 8, Para. 2, and how they were "cleaned";

8) An explanation of the large dirt piles near the back access gate which were observed for the first time in a drive-by check of the site in early August 1989. What was the source and purpose of this recent soil movement;

9) Demonstrate compliance with the laws and regulations in effect at this time. The items referred to in Item 25, Page 10, Para. 4 do not verify conformance;

10) New well water samples should be properly drawn in order to include accurate data in the EIR and to address the concerns of ACWD and Carter Laboratory (see also #2 and #3 above). ACWD and Carter Laboratory should be contacted for clarification of their concerns;

11) Documentation from a qualified inspector (selection to be approved in advance) showing test results of the transformers on-site; and,

12) According to Ms. Stowe, a complete environmental assessment of the site, adequately reviewing and assessing the hazardous materials use and environmental contamination is required before well-informed decisions can be made regarding environmental impacts, remediation measures, and the appropriateness of development for the site. To move ahead on this project, a detailed plan to complete the environmental assessment of the entire site, including the open land, areas underneath existing buildings, parking lots and groundwater, must be submitted. This plan should include testing of all areas where stained concrete and soil are apparent.

Specific comments on the ADEIR from the Planning Department and the Hazardous Materials Administration section have been forwarded to the EIR consultant. The Transportation Engineering section expects to pass their comments on to me this week. If you have any specific comments about the ADEIR text, submit your comments to me as soon as possible, preferably in writing.

At this time, we would like you to respond to the concerns discussed in this letter, and to comply with the applicable laws and regulations as quickly as possible. As previously stated, you are responsible for compliance with the regulations regardless of the status of the EIR.

Sincerely,

Janet Harbin
Assistant Planner
Long Range Planning Division

cc: Paulette Garcia, Deputy City Attorney
Elizabeth Stowe, Hazardous Waste Administrator