

**California Regional Water Quality Control Board****San Francisco Bay Region**

Attachment G

Alan C. Lloyd, Ph.D.
Agency Secretary1515 Clay Street, Suite 1400, Oakland, California 94612
(510) 622-2300 • Fax (510) 622-2460
<http://www.waterboards.ca.gov/sanfranciscobay>Arnold Schwarzenegger
Governor**COPY**Date: **AUG 13 2005**
File No. 43S0247 (MEJ)Mr. Daniel McGrade
Director, Environmental Health & Safety
SPX Corporation
13515 Ballantyne Corporate Place
Charlotte, NC 28277**SUBJECT:** "Conditional No Further Action Status", Approval of Completion of Closure Activities and Removal Actions, Waukesha Electric Systems (North American Transformer facility), 1200 Piper Drive, Milpitas, California

Dear Mr. McGrade:

This letter confirms the completion of site investigation and remedial actions and grants "conditional no further action" for the pollutant releases at the North American Transformer (NAT) facility referenced above (the Site). Upon recordation of an appropriate deed restriction prohibiting groundwater use on the property, the Site will then be granted full "no further action" status.

In the past, the Water Board, pursuant to site cleanup requirements, has regulated investigation and remediation of releases at the Site. Following completion of remedial activities the Water Board rescinded site cleanup requirements for the Site in approximately 1998, with the assumption that industrial activities would continue. Now that the manufacturing facility has been decommissioned and residential use is being considered for the Site, this additional remedial activity has been conducted. It is also noted that this Site is downgradient of the former Jones Chemical, Inc. facility. Releases of volatile organic compounds (VOCs) from the Jones Chemical, Inc. property have migrated under and across a large portion of the Site. Groundwater beneath the subject Site exceeds drinking water standards as a result of these VOCs and cannot be used.

Water Board staff have reviewed the Removal Action Report (Report) dated May 9, 2005, prepared by TRC for the Site. We hereby approve the report. The Report describes cleanup activities in accordance with the Removal Action Workplan (Workplan) dated December 10, 2004 and approved by Board staff on April 14, 2005.

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The Report documents removal of impacted soil, concrete, and transite piping from the Site. Based on review of the Report, a total of 5,064 tons of soil impacted with identified chemicals of concern (COCs) consisting of PCBs, petroleum hydrocarbons, trichloroethene (TCE), tetrachloroethene (PCE), and chromium were removed from 17 excavation areas (areas A through Q) throughout the Site. Soil cleanup standards approved for the Site were the more conservative or lower value of the Regional Board ESLs or USEPA PRGs for residential use. Final cleanup standards are as follows: TCE .26; PCE .088; PCBs .22; chromium 210; TPH-Transformer Oil 500; and, TPH-D 500 (Note: all concentrations in mg/kg).

In addition to the soil removal, 1,453 tons of concrete impacted with the COCs were also removed for disposal at an approved landfill. Approximately 2,000 linear feet of transite piping was also removed from the Site. Based on the Report, approximately 350 feet of transite piping remains in the northern portion of the Site, where excavation was not practical due to structural/accessibility reasons. The Report has documented surveyed location of the remaining transite pipe.

In addition to the soil investigation, TRC conducted a soil vapor survey in the footprint of the former manufacturing building. The vapor survey was conducted to address potential impacts of existing groundwater pollution as it relates to vapor inhalation for future residents of the property. The results indicate that the soil vapor generated from the groundwater represents a negligible risk ($1E-06$) to future residential development. However, the Report recommends: 1) placement of a deed restriction to prohibit the installation of the wells or the use of the groundwater under the property; and, 2) installation of a vapor barrier to further limit the exposure to future residents to vapors emanating from the water table.

As previously stated, this site is hereby granted "conditional no further action" status. Once a deed restriction acceptable to our Executive Officer, which prohibits use of groundwater beneath the property, has been recorded, site status will be changed to "no further action". This will be documented in a letter from this office. We have available a model deed restriction which you may use as a template to satisfy this requirement.

If you have any questions or would like an electronic copy of our model deed restriction, please contact Mark Johnson of my staff at (510) 622-2493, Mjohnson@waterboards.ca.gov.

Sincerely,



for
Bruce H. Wolfe
Executive Officer

Cc: Mailing List

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**Mailing List
W/attachment**

Mohammad Bazargani
TRC
1590 Solano Way
Concord, CA 94520

Charles Lawson, Interim City Manager
City of Milpitas
455 East Calaveras Blvd.
Milpitas, CA 95035

Planning Department
Attn: Planning Director
City of Milpitas
455 East Calaveras Blvd.
Milpitas, CA 95035

Tom Mohr
SCVWD

CASE CLOSURE SUMMARY

I. AGENCY INFORMATION

Date: July 11, 2005

Agency Name: SF Bay Regional Water Quality Control Board	Address: 1515 Clay Street, Suite 1400
City/State/Zip: Oakland, CA 94612	Phone: 510-622-2300
Responsible Staff Person: Mark Johnson	Title: Associate Engineering Geologist

II. SITE INFORMATION

Site Facility Name: Waukesha Electric Systems (former NAT)				
Site Facility Address: 1200 Piper Drive, Milpitas				
RB Case No.: 43S0247	Local Case No.:	Priority:		
Responsible Parties (include addresses and phone numbers)				
Waukesha Electric Systems, Inc. c/o SPX Corporation, 13515 Ballantyne Place, Charlotte, North Carolina 28277				
Contact: Dan McGrade 704-752-4430				
Tank No.	Size in Gallons	Contents	Closed In--Place/Removed?	Date

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and Type of Release: Unknown		
Site characterization complete? Yes	Date Approved by Oversight Agency: April 21, 2005	
Monitoring wells installed? None	Number:	Proper screened interval?
Highest GW Depth Below Ground Surface: 9 feet	Lowest Depth: 12	Flow Direction: West
Most Sensitive Current Use: Unused, Secured Vacant Lot		
Most Sensitive Potential Use and Probability of Use: Residential Development		
Are drinking water wells affected? No	Aquifer Name:	

Is surface water affected? No		Nearest surface water name: Berryessa Creek								
Off-Site Beneficial Use Impacts (Addresses/Locations): No										
Report(s) on file? Yes				Where is report(s) filed? RWQCB, Oakland						
TREATMENT AND DISPOSAL OF AFFECTED MATERIAL										
Material	Amount (Include Units)		Action (Treatment or Disposal w/Destination)				Date			
Tanks	None									
Piping (transite)	2,000 linear feet		Disposal at Newby Island Landfill, Milpitas CA Disposal at Potrero Hills Landfill, Suisun CA				1/6-3/7/05			
Free Product	None									
Soil	5,064 tons		Disposal at Newby Island Landfill, Milpitas CA				2/8-2/14/05			
Groundwater	None									
Barrels	None									
MAXIMUM DOCUMENTED POLLUTANT CONCENTRATIONS—BEFORE AND AFTER CLEANUP										
POLLUTANT	Soil (ppm)		Water (ppb)		POLLUTANT	Soil (ppm)		Water (ppb)		
	Before	After	Before	After		Before	After	Before	After	
PCBs	340	0.15								
TCE	4.4	0.0071								
PCE	390	0.019								
THP-D	31,000	13,000*								
TPH-TO	29,000	12,000*								
Chromium	710	34								
Comments (Depth of Remediation, etc.):										
Soil was excavated at seventeen individual locations to depths ranging from 2-12 feet below grade. Confirmation soil samples indicate PCBs, TCE, PCE, and chromium were not detected above cleanup goals in remaining onsite soil.										
*Hydrocarbons were detected in 2 base samples above cleanup goal (TPH-D at 13,000 ppm and 7,500 ppm, and TPH-TO at 12,000 ppm and 7,800 ppm), however, further excavation in these two areas was restricted by the presence of the groundwater table.										

VI. ADDITIONAL COMMENTS, DATA, ETC.

Soil cleanup standards are as follows: TCE .26; PCE .088; PCBs .22; chromium 210; TPH-Transformer Oil 500; and, TPH-D (Note: all concentrations in mg/kg). Cleanup standard were met in all soil encountered at the site, with the exception of the two areas discussed above.

Approximately 350 linear feet of transite piping was not accessible for removal on the north side of the Site due to presence of a retaining wall and power poles.

Shallow groundwater at the Site is impacted with VOCs due to primarily to releases from nearby Jones Chemical, Inc. facility (east of the Site). As noted in the Removal Report, TRC recommends placement a deed restriction prohibiting contact with the groundwater and the installation of vapor barriers in future development. There are also a significant quantity of groundwater monitoring wells and extraction wells on the site used for remediation of the Jones Chemical, Inc. plume.

This document and the related CASE CLOSURE LETTER shall be retained by the lead agency as part of the official site file.