

**SCS ENGINEERS**December 19, 1989
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By Alameda County Environmental Health at 3:17 pm, Mar 11, 2015

Mr. John Nady, President
Nady Systems, Inc.
1145 - 65th Street
Oakland, California 94608Subject: Environmental Review and Assessment of the Michael Roberts Color
Production Property located at 6707 Bay Street, Emeryville, California.

Dear Mr. Nady:

SCS Engineers is pleased to present this review of the work that has been accomplished, with conclusions based on analytical data and investigations completed by prior consultants and a general site visit of the site at 6707 Bay Street in Emeryville.

The tank excavation has been completed with the three tanks removed. However the soil remaining appears to have a relatively high concentration of methyl-isobutyl-ketone. This material is extremely volatile and can be hazardous to humans in air. The material, upon agreement with George Wilson of L & W Environmental Services, has been placed back into the excavation with a plan to complete a soil vapor extraction curb operation. Polyvinyl chloride perforated tubes will be placed into the soil, which appears to be silty sand, and will draw out the highly volatile methyl-isobutyl-ketone. The effluent vapor will be put through a carbon absorption unit to

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take out the ketone materials. This soil extraction mechanism is estimated to take approximately four months, is a relatively simple program, and should not require more than \$30,000. This is a part of the tank removal cost.

SCS Engineers will continue to review all of the agency records and lists for various hazardous information concerning toxic or hazardous spills, leaks, etc. SCS Engineers also intends to do five soil borings to ascertain the condition of the soil with respect to oil, grease, and metals. SCS Engineers will also place a monitoring well, at least one and possibly two, close to the southern edge of the property to ascertain whether the gasoline degradation products found in Monitoring Well 5 are caused by migration of contaminated water from off-site contamination through the property.

It should be noted that on Friday December 15th, Mr. Cummings and Mr. Kent Madenwald of SCS Engineers went to the next door property and found a fairly large pit (i.e., 12 to 14 feet across and approximately 35 feet in length) which had waste oil product floating on the water in the pit at approximately 4 to 4-1/2 feet. It is possible that this material, which we know is upgradient, is actually the contaminant migrating onto the property at 6707 Bay Street.

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The Monitoring Wells on the sites 1 through 5 shall be sampled again and the water analyzed for total petroleum hydrocarbons as gas and diesel, for volatile organic trouble hydrocarbons and for nonvolatile hydrocarbons (i.e., grease as well as metals). SCS Engineers expects to review the removal of the 22 drums on site which have already been examined and are prepared for transportation off-site to a "Class 1" TSD facility. Based upon the analysis and the sampling, as well as other investigations which should be completed within the next two weeks, SCS Engineers expects that in the worst case the Monitoring Well number 5 may have to become a remediation well. The water extracted from that well will be placed through some sort of "carbon filter" to remove the benzene and other gasoline by-product contaminants from the water, with the effluent water being sent to a sanitary sewer, to the local P.O.T.W. It is expected that the entire analysis and report of recommendations conclusions and summary shall be completed in 45 days. The estimated cost of having to place a remediation unit for the suspected groundwater contamination should be about \$35,000.


SCS Engineers will also recommend that all the monitoring wells be monitored quarterly for the next year. Based on the results after the year, a recommendation


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will be made as to whether continuing monitoring is required or if the problem is sufficiently controlled and there is no longer a need for quarterly monitoring.

Should you have any questions concerning this letter, please call me or Kent Madenwald at (415) 829-0661.

Sincerely,


John P. Cummings, Ph.D., R.E.A.
Project Director
SCS Engineers


Kent A. Madenwald
Project Manager
SCS Engineers

JPC/tls

cc: Mahesh Kharkar, Wells Fargo Bank
Robert P. Gates, Esq.