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December ~~14~~<sup>24</sup>, 2012

Via Fax (510/337-9335) and U.S. Mail

Jerry Wickham  
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Environmental Protection  
1131 Harbor Bay Parkway, Suite 250  
Alameda, California 94502-6577

Alameda County

DEC 24 2012

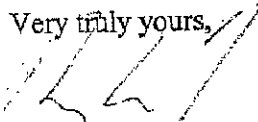
Environmental Health

Re: Our Former Client: Robert Nichols and 4800 Coliseum Way, Oakland, CA 94601  
Our Former File No. R848.01

Dear Mr. Wickham:

I just received the two page item attached to this email, a "Fact Sheet on Corrective Action Plan" as to the PG&E Construction Yard at 4390 Coliseum Way, Oakland, California 94601. The other shareholder of Sherman & Feller, a law corporation, to whom the attachment was mailed, and I have retired and the corporation has been dissolved. So, our law firm no longer represents Mr. Nichols in any way and I am, accordingly, forwarding the attachment to him to deal with. Please remove me and my firm from your mailing list regarding anything having to do with any Coliseum Way property.

Very truly yours,



Ray W. Sherman, Jr.

RWS  
Enclosure  
cc: Client  
R848.01NL-Wickham-004.wpd

ALAMEDA COUNTY  
**HEALTH CARE SERVICES**  
 AGENCY  
 ALEX BRISCOE, Director



**Fact Sheet on Corrective Action Plan**

**PG&E Oakland Construction Yard**

4390 Coliseum Way, Oakland, CA 94601

Spills, Leaks, Investigations, and Cleanups Case No.  
 RO0000099

ENVIRONMENTAL HEALTH SERVICES  
 ENVIRONMENTAL PROTECTION  
 1131 Harbor Bay Parkway, Suite 250  
 Alameda, CA 94502-6577  
 (510) 567-6700  
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**Site Remediation Summary**

This fact sheet is being distributed to inform interested parties that the draft Corrective Action Plan (CAP) for Pacific Gas and Electric's (PG&E) Oakland Construction Yard (site) located at 4390 Coliseum Way in Oakland, California, is available for public review and comment. The draft CAP proposes the expansion of the existing asphalt cap and administrative controls, including a Site Management Plan and deed restriction, to safely manage soils that contain lead from historical site operations. PG&E will continue to use the site as a general construction yard.

**Site Background**

The site is located in a commercial/industrial area located to the west of Interstate I-580. It is bordered to the south by Coliseum Way, to the southeast by 50<sup>th</sup> Avenue and to the north by industrial properties. The site was used by PG&E as a natural gas distribution center and equipment storage facility from the late 1930s until 1990, when a former gas-holder tank was removed. Since 1990, the site has been used as an equipment and vehicle storage facility. PG&E personnel occupy a small office on-site during regular business hours.

The gas holder tank was originally painted with lead-based paint and sandblasted on-site during historical site activities. In 1992, a Covenant of Deed Restriction was put into effect stating that the site remain covered with asphalt to prevent the lateral and vertical spread of lead impacts to ground and surface water with an additional requirement to inspect the cap annually.

**Corrective Action Plan**

PG&E is working with Alameda County Environmental Health (ACEH) to remediate the site. The proposed alternative is described in the draft CAP, dated July 2, 2012, prepared by AMEC Environment & Infrastructure, Inc., on behalf of PG&E. The objective of the draft CAP is to:

- Present and evaluate existing site conditions;
- Evaluate alternatives to protect human health and the environment; and
- Develop a final recommendation for remedial action.

**Draft CAP and Recommended Alternative**

The draft CAP evaluated four potential alternatives to mitigate the presence of elevated concentrations of lead in shallow soil. Alternatives were evaluated based on effectiveness and reliability, technical and administrative implementation, cost, and regulatory and community acceptance. The alternatives evaluated were:

1. No Action
2. Asphalt Cap and Administrative Controls
3. Excavation of Lead Impacted Soils
4. Fixation of Lead Impacted Soils

The draft CAP recommends alternative 2. This alternative will allow for the expansion of the existing asphalt cap to cover areas where lead concentrations in soil exceed regulatory levels for industrial/commercial use in conjunction with a Site Management Plan and administrative controls.

Implementation of this alternative would involve removing the existing upper three inches of asphalt/concrete material within the new cap boundaries and repaving these areas with more of the same material to form the new cap. Approximately 27,200 square feet of the site would be repaved.

The proposed Site Management Plan specifies maintenance of the cap every five years in conjunction with reissuing the current deed restriction that includes procedures for handling residual contaminated soils that may be excavated from the site during future site redevelopment activities.

#### **Next Steps**

The public is invited to review and comment on the proposed CAP during a 40-day public comment period being held from December 10 to January 18, 2013.

Please send written comments regarding the draft CAP to Jerry Wickham at the address below. All written comments received by January 18, 2013, will be forwarded to PG&E and will be considered and responded to prior to a final determination on the proposed plan.

The draft CAP and electronic case file are available at the following websites:

ACEH's website:

(<http://www.acgov.org/aceh/lop/ust.htm>) or the

State Water Resources Control Board's GeoTracker website

(<http://www.geotracker.waterboards.ca.gov>).

#### **For additional information, please contact:**

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4390 COLISEUM WAY, OAKLAND, CA



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