

ERAS
Environmental, Inc.3787 Brookdale Boulevard
Castro Valley, CA 94546

(510) 247-9885 Facsimile: 581-6118

September 21, 2000

Mr. Barney Chan
Alameda County Health Care Services Agency
1131 Harbor Bay Parkway, #250
Alameda, CA 94502-6577
By facsimile to 337-9335

Re: **Request for No Further Action Status**
4800 Coliseum Way, Oakland, California

Dear Mr. Chan:

The purpose of this letter is to request that No Further Action Status be assigned to the site located at 4800 Coliseum Way in Oakland, California (hereinafter the "Property").

Background

On May 31, 2000, ERAS Environmental, Inc. (ERAS) completed a Phase 1 Environmental Site Assessment (ESA) report that was submitted to the owner of the Property, Mr. John Miller. The ESA included a review of several Phase 2 environmental investigations that were conducted on the Property. Based on the historical research and the findings of the Phase 2 investigations by Woodward Clyde and ATC, ERAS concluded the following:

- There was an unknown, off-site source of solvents, specifically chlorobenzene (CB) and Di-chlorobenzene (DCB), in groundwater beneath the Property
- There were elevated levels of petroleum hydrocarbons in soil along a section of the northeastern edge of the Property. ERAS suggested the elevated levels of hydrocarbons may have been the result of **analysis of soil samples containing tar** noted in several of the ATC boring logs at a depth of approximately 3 feet. This assertion was supported by the **notable absence of BTEX**, indicating that only heavier hydrocarbons were present
- Historical research indicated that an asphalt plant with two sets of underground storage tanks were present on the parcel adjacent to the Property (now occupied by AAA Equipment Company) and **within approximately 50 feet in a generally up-gradient direction** of the area where solvents and hydrocarbons are present in soil and groundwater. ERAS suggested the solvents may have been used by the asphalt plant or by the former approximately up-gradient Dutch Boy Paint Plant

- There is no record of the use of solvents or petroleum hydrocarbons at the Property since construction of the building in approximately 1962. None of the known tenants that occupied the Property would have used these chemicals
- ERAS excavated approximately 20 cubic yards of soil to remove an area of soil that was found to contain CB and DCB at a shallow depth. Confirmation sampling indicated almost complete removal of these solvents in soil. A layer of tar oozing into the excavation was noted at a depth of 2-3 feet.

Chronology of Oversight Agency Contact

On June 13, 2000, ERAS contacted Ms. Betty Graham of the RWQCB who agreed to review the information pertaining to the Property. On June 28, 2000 the information was transmitted to that office. Approximately 10-15 messages and calls were made by ERAS and the owner of the Property to attempt to ascertain the status of the Property. On August 8, 2000 Ms. Graham notified ERAS that this case should be handled by the ACHCSA.

A call to the ACHCSA indicated the City of Oakland Fire Department (FD) would have to refer the case. ERAS obtained an appointment with Mr. Leroy Griffin of the FD and delivered the information to that office on August 18, 2000. Approximately 5 follow-up calls were made to the FD since the file was to be sent to the ACHCSA within 2-3 working days. On September 14, 2000, ERAS called Mr. Mark Gomez to inquire why it had been almost a month since the file was to be transferred to the ACHCSA. ERAS has been attempting, on behalf of the Property owner, to have agency input on this case since June 13, 2000.

Review of Information Pertaining to 4930 Coliseum Way

ERAS has reviewed the file for the adjacent site on two separate occasions. File information indicates the consultant for PG&E has reported a groundwater flow direction consistently to the south. The presence of CB and DCB was reported in groundwater wells and it was suggested this appeared to be migrating from the parcels adjacent to the northeast (AAA Equipment Company) and the northwest (the Property).

A complex of four underground storage tanks, reportedly containing mineral spirits (2 tanks) and heavy oils (2 tanks) were removed from the north corner of the site (adjacent to the area contaminated at 4800 Coliseum Way) in 1988. Approximately 2,000 cubic yards of petroleum contaminated soil was excavated from this area in 1991. The results of the remediation were reported by Aqua Resources, Inc. (ARI) in the report entitled Site Remediation and Closure Report, PG&E ENCON-GAS Transmission and Distribution Construction Yard Former Tank Cluster Area 4930 Coliseum Way Oakland, California, dated February 1992.

LP SKIC 67

This report included a section (Section 5.0, pages 40-43) entitled POTENTIAL SOURCES OF UPGRADIENT CONTAMINATION. Section 5.1 is entitled DESCRIPTION AND CHARACTERIZATION OF TAR FILLED PIPES. Two metal pipelines containing a heavy

Mr. Barney Chan
4800 Coliseum Way
September 21, 2000
Page 3

viscous oil or tar were uncovered during excavation...Each pipeline was oriented approximately perpendicular to the northeastern property line...the soil surrounding the pipe was contaminated with a tar similar in appearance down to the depth of the water table in the vertical direction and at least 10 feet laterally in either direction from the pipe."

The pipelines were reportedly located a depth of approximately 2 ½ feet. ARI analyzed samples of the tar from the pipes as well as the petroleum contaminated soil. While the tar did not contain CB and DCB, the soil collected near the groundwater table approximately 35 feet from the terminus of a 12 inch diameter pipe contained these solvents. Soil samples collected from the excavation and from boring B-11 contained TPH-d, TPH-mo and motor oil in concentrations similar to those observed at the Property.

Request for No Further Action Status

The information obtained from the Property and from the PG&E site provides compelling evidence that a **significant source of contamination is present that appears to be emanating from the AAA Equipment Company site.** This includes solvents in both soil and groundwater, and tar that is causing hydrocarbon contamination in both soil and groundwater.

The owner of the Property at 4800 Coliseum Way is being unfairly penalized by the presence of this contamination that has affected his Property. **ERAS requests, on behalf of Mr. John Miller, that a No Further Action Status be assigned and a letter prepared to that effect as soon as possible.** Mr. Miller has spent a significant sum of money over the last 10 years to assess this problem and since June 2000 has been more that willing to share this information with the appropriate agencies.

Please call if you have any questions or require additional information.

Respectfully,
ERAS Environmental, Inc.

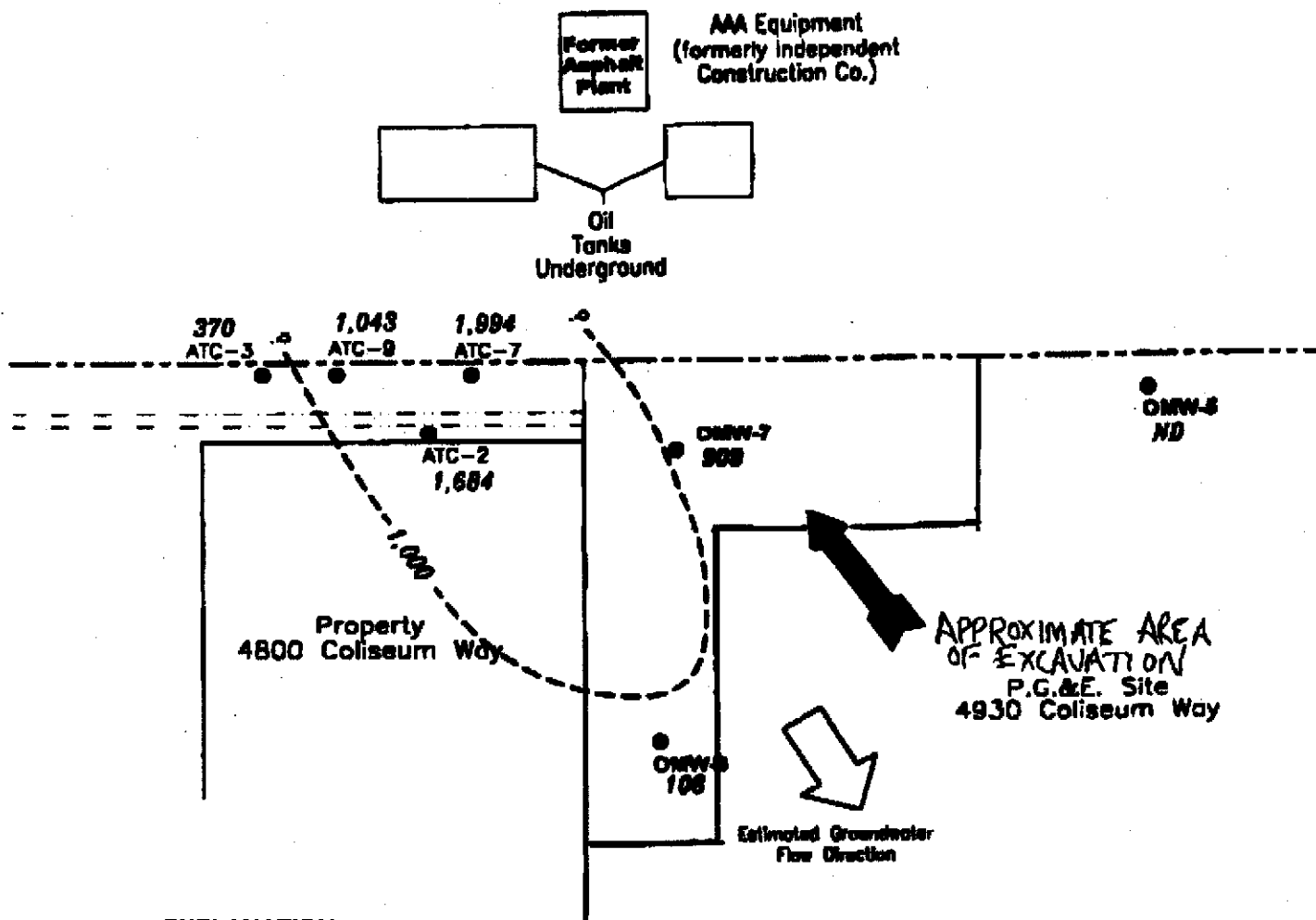


David Siegel, R.E.A.
President

cc: Mr. John Miller by facsimile to 650-321-8998
Mr. Mike Barry, Grubb & Ellis Company by facsimile to 510-430-2976
Ms. Jan Zeretske, TMC Development by facsimile to 415-989-3382
Mr. Ole Tustin, U.S. Bank SBA Division by facsimile to 415-882-7722
Ms. Gail Jones, R.G., ERAS Environmental, Int.

Former Dutch Boy Paint Factory
(approximately 100 feet)

4700 San Leandro Blvd.



EXPLANATION

Base: Sanborn Fire Insurance Map, 1951

Total dissolved solvent concentrations from groundwater samples collected 10/08/98

Total dissolved solvent concentrations from groundwater samples collected 12/17/98

● Soil boring/monitoring well

108 Concentrations of total CB and DCB in groundwater samples (ugls)



VICINITY MAP	FIGURE 2
Project No. 00047A 4800 Coliseum Way Oakland, California	June, 2000

ERAS
Environmental