

**From:** Roe, Dilan, Env. Health  
**To:** ["Patton, Avery"](#)  
**Cc:** [chevypat@aol.com](mailto:chevypat@aol.com); [terri.costello](#); [Faye Blackman](#)  
**Bcc:** [Drogos, Donna, Env. Health](#)  
**Subject:** RE: Crown Chevrolet - update  
**Date:** Thursday, June 07, 2012 12:26:00 PM  
**Attachments:** [Meeting Agenda RO3014 ACEH Edits.docx](#)

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Avery:

I have revised the agenda in an effort to focus our conversation during the meeting so that we can make best use of the time to move the project forward. We are available to meet on July 11 from 10 am to 11 am , or 11 am to 12 pm, or on July 12 from 11 am to 12 pm. Please let me know if any of these times work for you.

Regards,

**Dilan Roe, P.E.**

Hazardous Materials Specialist  
Alameda County Environmental Health  
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Alameda, CA 94502  
510.567.6767; Ext. 36767  
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[dilan.roe@acgov.org](mailto:dilan.roe@acgov.org)

PDF copies of case files can be reviewed/downloaded at:

<http://www.acgov.org/aceh/lop/ust.htm>

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**From:** Patton, Avery [<mailto:Avery.Patton@amec.com>]  
**Sent:** Wednesday, June 06, 2012 4:09 PM  
**To:** Roe, Dilan, Env. Health  
**Cc:** [chevypat@aol.com](mailto:chevypat@aol.com); [terri.costello](#); [Faye Blackman](#)  
**Subject:** RE: Crown Chevrolet - update

Ack – the old version went through again. Correct one attached.

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Avery Patton  
P: 510-663-4154  
C: 415-378-3912

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**From:** Patton, Avery  
**Sent:** Wednesday, June 06, 2012 3:50 PM  
**To:** Roe, Dilan, Env. Health  
**Cc:** [chevypat@aol.com](mailto:chevypat@aol.com); [terri.costello](#); [Faye Blackman](#)  
**Subject:** RE: Crown Chevrolet - update

Hi Dilan –

Sorry, one more version attached that includes Terri Costello and her broker, Jim Neighbor.

Avery

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Avery Patton

P: 510-663-4154

C: 415-378-3912

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**From:** Patton, Avery  
**Sent:** Wednesday, June 06, 2012 11:10 AM  
**To:** Patton, Avery; Roe, Dilan, Env. Health  
**Cc:** [chevypat@aol.com](mailto:chevypat@aol.com); terri costello; Faye Blackman  
**Subject:** RE: Crown Chevrolet - update

Hi Dilan –

My apologies; we left off one person who wanted to attend the meeting. A revised version of the meeting agenda form is attached.

Thanks,  
Avery

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Avery Patton

P: 510-663-4154

C: 415-378-3912

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**From:** Patton, Avery  
**Sent:** Tuesday, June 05, 2012 2:34 PM  
**To:** 'Roe, Dilan, Env. Health'  
**Cc:** [chevypat@aol.com](mailto:chevypat@aol.com); terri costello; Faye Blackman  
**Subject:** RE: Crown Chevrolet - update

Hi Dilan –

Attached is a completed meeting agenda form for the requested meeting between Crown Chevrolet (and interested parties) and ACEH.

A list of requirements that Faye's team would need from ACEH is as follows:

An outline of the environmental investigation, cleanup and other response (including identification of engineering controls, if any), engineering control maintenance (if applicable), and monitoring, that will be required in order to obtain a written notice either that the county has closed the site, that no further remedial action regarding contamination known to exist at the property is required, or that the approved corrective action plan has been completed.

Please let me know if you need anything else in order to begin scheduling a meeting.

Thanks!  
Avery

# AGENDA

CROWN CHEVROLET- RO3014

Date / Time / Location-TBD

## ATTENDEES

| <u>Name</u>    | <u>Organization</u>    | <u>Email</u>              |
|----------------|------------------------|---------------------------|
| Dilan Roe      | ACEH                   | dilan.roe@acgov.org       |
| Donna Drogos   | ACEH                   | Donna.drogos@acgov.org    |
| Terri Costello | Crown Chevrolet        | terri.costello@yahoo.com  |
| Jim Neighbor   | Prudential             | jimneighbor@gmail.com     |
| Susan Gallardo | AMEC                   | susan.gallardo@amec.com   |
| Avery Patton   | AMEC                   | avery.patton@amec.com     |
| Mark Cameron   | Miller, Starr, Regalia | mark.cameron@msrlegal.com |
| Shawn Munger   | ENGEO                  | smunger@engeo.com         |
| Jeff Adams     | ENGEO                  | jadams@engeo.com          |
| David Cooke    | Allen Matkins          | dcooke@allenmatkins.com   |

## PURPOSE

The purposes of the meeting are: (1) Summarize and discuss with ACEH the existing site conditions and status of completed remediation activities; (2) Discuss data gaps and development of a site conceptual model ; (3) Discuss remedial alternatives relating to the chlorinated solvent groundwater plume and potential impacts to proposed concurrent development ; (4) Discuss timetable to implement items two and three. All discussions will be informal and subject to written proposals approved by ACEH and owner.

## DESIRED OUTCOME

A list of identified steps and a timetable acceptable to ACEH towards final closure, while allowing concurrent development of beneficial uses of this key urban site for the owner, prospective end-users, and the Dublin community.

## DISCUSSION TOPICS

- Background
  - Nature of past site operations, current standstill, and proposed future use
  - Identified Features
- Characterization Activities
- Remediation Activities
- Site environmental conditions
- Redevelopment plans and schedule
- Planned mitigation measures (see attachment)
- Regulatory approvals and closure conditions letter
- Path forward

CONCLUSION (Meeting Summary; Action items; Follow up)

**From:** [Patton, Avery](#)  
**To:** [Roe, Dilan, Env. Health](#)  
**Cc:** [chevypat@aol.com](mailto:chevypat@aol.com); [terri.costello](#); [Faye Blackman](#); [Gallardo, Susan](#)  
**Subject:** RE: Crown Chevrolet - update  
**Date:** Tuesday, May 29, 2012 9:31:06 AM

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Hi Dilan,

Thanks for the message.

Regarding the additional items you need, we are working on preparing an agenda, and will send that to you shortly. I know Faye's team is working on the list of requirements for the letter. Details on proposed engineering controls will also be provided with the agenda.

Regarding the impacted soil that remains in place, as we indicated in our report, most of the mass has been removed, and there aren't significant impacts to groundwater in the vicinity of the impacted soil. Additionally, we expect that engineering controls will be necessary throughout some of the planned development anyway. As a result, we believe it is protective of human health and groundwater quality, and also most cost-effective, to just install engineering controls (if residential or commercial buildings are to be built in the area of the impacted soil).

Please let us know if you have additional questions.

Thanks!  
Avery

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Avery Patton  
P: 510-663-4154  
C: 415-378-3912

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**From:** Roe, Dilan, Env. Health [mailto:Dilan.Roe@acgov.org]  
**Sent:** Thursday, May 24, 2012 1:31 PM  
**To:** Patton, Avery  
**Cc:** chevypat@aol.com; terri.costello; Faye Blackman  
**Subject:** RE: Crown Chevrolet - update

Avery:

Thank you for your diligent efforts to upload documents to the Geotracker database as requested. I have been in communication with Faye Blackman with Eden Housing and to date have received a project summary and an updated schedule for the mixed income development project that Eden Housing is partnering with the Kingsmill Group and LLC/Fairfield Residential to develop on the Crown Chevrolet site. I am still waiting for two other items from Faye including a completed meeting agenda form and a list of requirements regarding a letter that she stated she would need to receive from ACEH in order to move the project forward on her end. In order to expedite scheduling a meeting with ACEH, Crown Chevrolet, the prospective buyers, and Eden Housing, please coordinate with Faye and your client to fill out the meeting agenda form (attached) and return to me. Please provide as much detail as possible including the number of attendees and meeting agenda items to help me facilitate arranging a room.