

Wickham, Jerry, Env. Health

From: Scott Menard [smenard@arbordevelopmentgroup.com]
Sent: Thursday, March 17, 2011 11:00 AM
To: Wickham, Jerry, Env. Health
Cc: Jeff Adams; Stefani, Danielle
Subject: RE: 1000 North Vasco Road, Livermore (Formerly Geno's Country Store) - Removal of 3 UST's
Attachments: MacedoLivermoreSitePlan.pdf

Jerry:

Here is the Tentative Map Site Plan that was approved this last Monday night at City Council. Jeff Adams @ Engeo will be e-mailing you electronic copies of all the environmental reports very shortly. Thank you!scott

SCOTT A. MENARD, C.G.B.P.
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From: Scott Menard
Sent: Wednesday, March 16, 2011 10:11 PM
To: 'Wickham, Jerry, Env. Health'
Cc: Jeff Adams; Stefani, Danielle
Subject: RE: 1000 North Vasco Road, Livermore (Formerly Geno's Country Store) - Removal of 3 UST's

Jerry:

First of all, I can't thank you enough for replying so quickly, I really appreciate it. And also, thank you for outlining the process and steps for me (I'm naïve on the process so I apologize if I ask dumb questions or assume things incorrectly), and for offering to help expedite the process on Thursday. Again, I can't thank you enough! I completely understand the need for you to review the reports in order to determine the appropriate course of action, so I will talk to Jeff Adams at Engeo first thing Thursday morning, and we will begin sending you the electronic copies of the environmental reports immediately.

I look forward to hearing from you once you've had time to review the case and the environmental documents. In the meantime, if there's anything else that you think you'll need from me, please don't hesitate to let me know. Thank you!

.....scott

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From: Wickham, Jerry, Env. Health [mailto:jerry.wickham@acgov.org]

Sent: Wednesday, March 16, 2011 5:29 PM

To: Scott Menard

Cc: Jeff Adams; Stefani, Danielle

Subject: RE: 1000 North Vasco Road, Livermore (Formerly Geno's Country Store) - Removal of 3 UST's

Scott:

I cannot meet with you in the next few days until a case is opened administratively in our agency and my Supervisor signs off on the case assignment. I will try to take care of the approvals and administrative procedures tomorrow. We did receive a letter and case transfer form from Ms. Stefani at Livermore-Pleasanton Fire Department to initiate the case.

It generally is not very beneficial to meet until I have reviewed the reports in the case file. My first directive letter typically requests all environmental reports including Phase I reports for the site. Therefore, you can start by sending electronic copies of the reports referenced below and any other environmental reports produced for the site. After the review, I will have a better idea of possible courses of action and the topics for a meeting and/or site visit if required.

Regards,

Jerry Wickham

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phone: 510-567-6791

jerry.wickham@acgov.org

From: Scott Menard [mailto:smenard@arbordevelopmentgroup.com]

Sent: Wednesday, March 16, 2011 4:07 PM

To: Wickham, Jerry, Env. Health

Cc: Jeff Adams; Stefani, Danielle

Subject: 1000 North Vasco Road, Livermore (Formerly Geno's Country Store) - Removal of 3 UST's

Jerry:

Yesterday, I left you a very long voicemail regarding this subject site, and by now, you have hopefully received the March 10, 2011 letter from Danielle Stefani at the Livermore-Pleasanton Fire Department. I was hoping to talk and/or meet with you as soon as possible, maybe within the next couple of days. The property is currently being re-entitled for 50 new single family detached homes (Tentative Map was approved this last Monday night at Livermore's City Council) and

the property is scheduled to close within the next two months, so the old gas station and restaurant is obviously going soon. Unfortunately, I cannot get a financing mechanism in place without a "No Further Action" letter, and based on Stefani's letter, some further investigation will be needed, so as you can imagine, I'm under intense pressure to get this done.

I was hoping to meet right away so that we can discuss possible solutions that I can do immediately so that I can make you feel comfortable that the property has been cleaned up to the satisfaction of ACEHD. Time is unfortunately critical for me, so we are willing to be proactive in solving this matter now, rather than waiting. But here's what we know about the property:

~ We believe the affected areas are localized

~ There are 3 existing groundwater monitoring wells on the property now. They were installed and sampled in 1995. By 1996, after 3 quarters of sampling, only one sample during one event had a detectable diesel concentration. All other samples were non-detect. When 2 of the wells were sampled by ENGEO in 2006 (one couldn't be found), the water samples were non-detect for petroleum hydrocarbons. [Engeo can verify]

~ A Phase II (Exploratory) Environmental Site Assessment was done on the 3 UST's by Krazan & Associates in September 28, 2009. Even though ENGEO had found isolated (but elevated) concentrations of diesel in 2 soil samples in 2006, Of the numerous borings at the site (more than 10), only a couple of soil samples had trace concentrations of diesel. All other samples were non-detect for diesel and other hydrocarbons. - [can provide you with this report]

~ The location where the 3 UST's and fuel lines used to be will someday be a neighborhood park – [can show you the future site plan]

~ Per the Geotechnical Investigation by Engeo, Inc. (dated 10/21/10) – much of the area around the location of the 3 UST's will have to be overexcavated up to 5 feet for compaction purposes – [can provide you the report]

I know you are very busy, and I apologize for any inconveniences or difficulties I may cause, but I really need your help in solving this matter as soon as possible. Jeff Adams from Engeo, Inc. is working with me on this issue as well, and I have asked him to contact you also to help expedite this process. Please let me know if you have time to discuss/meet. Thank you!scott

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