

Wickham, Jerry, Env. Health

From: Stuart Solomon <stuart@phase-1environmental.com>
Sent: Wednesday, November 05, 2014 9:10 AM
To: Wickham, Jerry, Env. Health
Cc: 'Anthony A Batarse Jr'
Subject: Batarse 10550 International Blvd.

Hi Jerry,

Great meeting you on the phone yesterday! The previously closed (1998) fuel leak Case at 10500 was re-opened by the County in 2007 (#2964), when the owner applied for a residential development. It was labeled as "The Batarse Residential Development". Adjoining parcels to the east and south of 10500 had been heavily investigated by Levine-Fricke in 2001 when the Oakland Unified School District (OUSD) made a play to buy the eastern and southern parcels adjoining 10500 as part of a school expansion project in 2001. The extensive Levine-Fricke work on the property was for rezoning it for school use. The OUSD expansion project was dropped due to financial woes, however, the case remained on several regulatory databases, including the DTSC, who was the oversight agency during the LF work in 2001. This became somewhat of an environmental "stigma" to several developer/buyers since 2001 who were interested in purchasing the property(s) but backed out because of the confusions and complexities of the project. In reviewing the data, the work necessary to address the issues is actually fairly simple and straight-forward.

What we have now is a desire by Batarse (the property owner) to clear the 9 adjoining parcels south and east of 10500 for possible residential zoning. The LF remedial plan identified 5 areas of concern on these parcels. All of these areas appear to be isolated to fairly shallow soils, with no significant GW impact, and little-to-no vapor intrusion concerns. We would like to use the LF Remedial Action proposal as the basis for our work plan – addressing each of the areas they suggested. There have been no environmental incidents at the site since the LF work was performed, so we have no reason to believe that their plan will need to be modified significantly.

The following is the relevant data:

Property Owner: Anthony A. Batarse, Jr.
Address: 10550 International Blvd.
Oakland, CA 94603
Phone: (510) 499-3001

I am the Authorized RP of Record:

Stuart G. Solomon
Phase-1 Environmental Services
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Please send us the relevant data necessary to open this case. Thank you very much for your help.

Respectfully, Stuart Solomon