

From: Aarty.Joshi@CH2M.com
To: Wickham, Jerry, Env. Health
Cc: MIKE.PAPPALARDO@nexteraenergy.com; Young, Andrew, CDA
Subject: RE: Phase I Environmental Site Assessment for major wind energy repowering project - Golden Hills Phase I
Date: Thursday, February 26, 2015 11:42:58 AM

Hi Jerry –

Thanks for speaking with me. Per our conversation, here's contact info for Golden Hills Wind, LLC:

Mike Pappalardo
3368 Videra Drive | Eugene, OR 97405
mike.pappalardo@nexteraenergy.com

If you could copy me when you send the letter to Mike requesting the funds, I'd much appreciate it. I'll have a check sent to you.

Thank you!
Aarty

From: Young, Andrew, CDA [mailto:andrew.young@acgov.org]
Sent: Wednesday, February 25, 2015 3:30 PM
To: Wickham, Jerry, Env. Health
Cc: MIKE.PAPPALARDO@nexteraenergy.com; Joshi, Aarty/BAO
Subject: RE: Phase I Environmental Site Assessment for major wind energy repowering project - Golden Hills Phase I

Jerry –

Mike Pappalardo (cc'd here) is the project manager for the Golden Hills project, and I have forwarded your request to him, so you should hear from him or his representative soon. Aarty Joshi, at CH2M Hill is the principal engineering/environmental consultant (also cc'd) and may also contact you for information.

Kind regards,

ANDREW YOUNG

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From: Wickham, Jerry, Env. Health
Sent: Tuesday, February 24, 2015 10:15 AM
To: Young, Andrew, CDA
Subject: Phase I Environmental Site Assessment for major wind energy repowering project - Golden Hills Phase I

From: Wickham, Jerry, Env. Health
Sent: Tuesday, February 24, 2015 10:13 AM
To: Roe, Dilan, Env. Health

Subject: RE: Phase I Environmental Site Assessment for major wind energy repowering project - Golden Hills Phase I

Andrew,

We would need to set up an account and request a deposit in order to recover our costs for review of the Phase I Report. Just let me know the name, email, and address for the party that would provide the funds and I can send a request letter for funds. Please call me if you have questions.

Regards,

Jerry Wickham

Alameda County Environmental Health

1131 Harbor Bay Parkway

Alameda, CA 94502

510-567-6791

jerry.wickham@acgov.org

From: Roe, Dilan, Env. Health

Sent: Tuesday, February 17, 2015 3:01 PM

To: Hugo, Susan, Env. Health

Cc: Levi, Ariu, Env. Health; Browder, Ronald, Env. Health; Wickham, Jerry, Env. Health

Subject: Re: Phase I Environmental Site Assessment for major wind energy repowering project - Golden Hills Phase I

Hi Andrew:

It sounds appropriate to open an SCP case to review the site in which case Jerry Wickham would take the lead. Please contact him - he is cc'd on this email

Also, based on the site location I am wondering if this site is on septic in which case The Land Use Program would also need to be involved. Can you verify this information for me.

Thanks,

Sent from my iPhone

On Feb 17, 2015, at 2:47 PM, Hugo, Susan, Env. Health <susan.hugo@acgov.org> wrote:

Does your group review Phase 1 report ? deposit amount to recover cost ?

Thanks.

Susan

From: Young, Andrew, CDA

Sent: Tuesday, February 17, 2015 12:24 PM

To: Hugo, Susan, Env. Health

Subject: FW: Phase I Environmental Site Assessment for major wind energy repowering

project - Golden Hills Phase I
Importance: High

Hi, Susan, again – to follow up on my phone call –
The project consultant really wants to get the Phase I ESA signed off on by Environmental Health as soon as possible. But they are reluctant to print two or more hard copies, as the EDR report extends its length to well over 200 pages, if Env. Health is equally satisfied with one hard copy, **or none at all** – and just receiving it on a CD. To resolve this ASAP, I have said that **unless we hear otherwise**, we will request they send just two CDs to you, at the following address:

Alameda County Environmental Health
Hazardous Materials/Waste Program (CUPA)
1131 Harbor Bay Parkway
Alameda, CA 94502-6577

I understand that you currently are the coordinator of the Hazardous Materials Program. Please forward to one of your staff if preferred.

Regards,

ANDREW YOUNG
COUNTY TIE-LINE - 5-6555

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From: Young, Andrew, CDA
Sent: Friday, February 13, 2015 12:20 PM
To: Levi, Ariu, Env. Health; Hugo, Susan, Env. Health
Cc: zzzDrogos, Donna, Env. Health 7/10/14
Subject: RE: Phase I Environmental Site Assessment for major wind energy repowering project - Golden Hills Phase I
Importance: High

Ariu, Susan and Donna

First, apologies, somewhat, for addressing my prior e-mail to Susan, but sending it only to Donna.

Secondly, just a follow-up request for information on how you would like to receive the Phase I ESA for the Golden Hills project. Please see the bottom of my prior e-mail for more information.

Kind regards,

ANDY YOUNG
TIE-LINE 5-6555

(OR – 5-6522 between 12:30 and 3:00 today)

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From: Young, Andrew, CDA
Sent: Friday, February 06, 2015 4:29 PM
To: Levi, Ariu, Env. Health; zzzDrogos, Donna, Env. Health 7/10/14
Cc: Rivera, Sandra, CDA
Subject: Phase I Environmental Site Assessment for major wind energy repowering project - Golden Hills Phase I

Ariu, or Susan –

First – I hope this finds you well and enjoying the rainfall and/or 2015 in general; secondly, apologies if I should be directing this request/notice to someone else – please forward to the best person if needed, and let me know.

The Conditional Use Permit approved in November 2014 for the Golden Hills wind energy project, on about 4,500 acres in the Altamont Pass area has the following conditions of approval:

22. Environmental Site Assessment to Identify Possible Site Contamination (MM HAZ-4). As required by mitigation measure HAZ-4 in the MMRP, the Permittee shall have a Phase I Environmental Site Assessment (ESA) prepared for any project area proposed for ground-disturbing activities and submit it to the Alameda County Health Services Agency – Environmental Health Department, as the authorized regulatory oversight agency. The Phase I ESA shall be in conformance with the minimum requirements described in Mitigation Measure HAZ-4 in the MMRP.

If the Phase I ESA indicates likely soil contamination a Phase II ESA shall be prepared by a qualified environmental professional under a work plan approved by the Environmental Health Director, including proposed soil sampling, remediation and disposal of contaminants if necessary. The Phase II ESA shall include the components outlined in Mitigation Measure HAZ-4, and shall be provided to the Planning Director and Environmental Health Director, the latter of which may require remediation of soil or groundwater or disposal of hazardous building materials subject to a work plan approved by the Environmental Health Director. Review of a work plan and Phase II ESA will require a deposit of \$6,000.00 (as of this approval date) with the County Health Services Agency – Environmental Health Department, and may require opening a Site Cleanup Program (SCP) file. Any contaminated soil identified on a project site must be properly disposed of in accordance with the State Department of Toxic Substance Control (DTSC) regulations in effect at the time the Phase II ESA is submitted to the Environmental Health Director.

There is also one corollary condition, FYI:

67. Stop Work Procedures for Encounters With Hazardous Materials or Soil or Groundwater Contamination (MM HAZ-4). As required in part by Mitigation Measure HAZ-4 as set forth in the MMRP, the Permittee shall initiate stop-work procedures upon encounters with hazardous materials or soil or groundwater contamination during construction, demolition or reclamation activities, and implement appropriate health and safety procedures, including the use of appropriate personal protective equipment (e.g., respiratory protection, protective clothing, helmets and goggles). Any such discovery shall be reported immediately to the Alameda County Health Services Agency – Environmental Health Department, and complete procedures outlined in Mitigation Measure HAZ-4 in the MMRP and as described in Condition 22.

Here also is Mitigation Measure HAZ-4: **Perform a Phase I Environmental Site Assessment prior to construction activities and remediate if necessary.**

Prior to construction, the project proponent will conduct a Phase I environmental site assessment in conformance with the American Society for Testing and Materials Standard Practice E1527-05. All environmental investigation, sampling, and remediation activities associated with properties in the project area will be conducted under a work plan approved by the regulatory oversight agency and will be conducted by the appropriate environmental professional consistent with Phase I site assessment requirements as detailed below. The results of any investigation and/or remediation activities conducted in the project area will be included in the project-level EIR.

A Phase I environmental site assessment should, at a minimum, include the components listed below.

An onsite visit to identify current conditions (e.g., vegetative dieback, chemical spill residue, presence of above- or underground storage tanks).

- An evaluation of possible risks posed by neighboring properties.
- The developer has completed the Phase I ESA, and is prepared to deliver it to the Planning Dept. and/or Environmental Health.
- Interviews with persons knowledgeable about the site's history (e.g., current or previous property owners, property managers).
- An examination of local planning files to check prior land uses and any permits granted.
- File searches with appropriate agencies (e.g., State Water Resources Control Board, fire department, County health department) having oversight authority relative to water quality and groundwater and soil contamination.
- Examination of historical aerial photography of the site and adjacent properties.
- A review of current and historic topographic maps of the site to determine drainage patterns.
- An examination of chain-of-title for environmental liens and/or activity and land use limitations.

If the Phase I environmental site assessment indicates likely site contamination, a Phase II environmental site assessment will be performed (also by an environmental professional).

A Phase II environmental site assessment would comprise the following.

- Collection of original surface and/or subsurface samples of soil, groundwater, and building materials to analyze for quantities of various contaminants.
- An analysis to determine the vertical and horizontal extent of contamination (if the evidence from sampling shows contamination).

If contamination is uncovered as part of Phase I or II environmental site

assessments, remediation will be required. If materials such as asbestos-containing materials, lead-based paint, or PCB-containing equipment are identified, these materials will be properly managed and disposed of prior to or during the demolition process.

Any contaminated soil identified on a project site must be properly disposed of in accordance with DTSC regulations in effect at the time.

Hazardous wastes generated by the proposed project will be managed in accordance with the California Hazardous Waste Control Law (HSC, Division 20, Chapter 6.5) and the Hazardous Waste Control Regulation (Title 22, CCR, Division 4.5).

If, during construction/demolition of structures, soil or groundwater contamination is suspected, the construction/demolition activities will cease and appropriate health and safety procedures will be implemented, including the use of appropriate personal protective equipment (e.g., respiratory protection, protective clothing, helmets, goggles).

The developer has completed the Phase I ESA, and is preparing to deliver it to the Planning Dept. and / or Environmental Health. However, due to the size of the site, the attached appendices are very large. Mike Pappalardo (mike.pappalardo@nexteraenergy.com) called to say it is a very large document – a 70 MB pdf, and presumably 100+ pages (maybe 200?). *For now*, we just want to know 1) how many copies you would like; 2) do you want one or more printed copies and one or more CDs; or 3) could they upload the document to their FTP site, or do you just want a CD and/or printed copy. You can contact me, or Mike P., or Aarty Joshi (Aarty.Joshi@CH2M.com). Please let me know if you have any questions.

Thank you! And have a great weekend.

ANDREW YOUNG, PLANNER III. QUALIFIED BAY-FRIENDLY LANDSCAPE DESIGN
PROFESSIONAL
ALAMEDA COUNTY PLANNING DEPARTMENT, COMMUNITY DEVELOPMENT AGENCY
224 WEST WINTON AVE. RM. 111, HAYWARD, CA 94544-1215
PHONE 510-670-5400 FAX 510-785-8793
WEBSITE: <http://www.acgov.org/cda/planning/index.htm>

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