

Nowell, Keith, Env. Health

From: Nowell, Keith, Env. Health
Sent: Tuesday, June 05, 2018 8:04 AM
To: 'Paul K'
Cc: Khatri, Paresh, Env. Health; Roe, Dilan, Env. Health
Subject: RE: RO203- UNOCAL #0746; RO203- GeoTracker Global ID T0600101471; 3943 Broadway, Oakland- Re Site Access: 3915 Broadway, Oakland, CA

Paul,

Thank you for the contact information update. The Responsible Party recently conducted a groundwater monitoring event so the next is a few months away. I'll be contacting the Responsible Party and their consultant within the next month about scheduling the next monitoring event. I'll provide them with the gist of our communications and include your contact information to arrange access. Our agency is willing to meet with all stakeholders to facilitate access.

Keith

Keith Nowell PG, CHG
Hazardous Materials Specialist
Land Water Division
Alameda County Department of Environmental Health
1131 Harbor Bay Parkway
Alameda, CA 94502-6540
phone: 510 / 567 - 6764
fax: 510 / 337 - 9335
electronic mail: keith.nowell@acgov.org

From: Paul K [mailto:paul.k.kwon@gmail.com]
Sent: Tuesday, June 05, 2018 7:04 AM
To: Nowell, Keith, Env. Health <Keith.Nowell@acgov.org>
Cc: Khatri, Paresh, Env. Health <paresh.khatri@acgov.org>; Roe, Dilan, Env. Health <Dilan.Roe@acgov.org>
Subject: Re: RO203- UNOCAL #0746; RO203- GeoTracker Global ID T0600101471; 3943 Broadway, Oakland- Re Site Access: 3915 Broadway, Oakland, CA

Mr. Nowell,

I can give you the contact info of the owners, but they are strictly Korean speaking only. This is why they have asked me for assistance. When I asked the owners regarding the existing monitoring wells, they stated that individuals would test periodically and leave in the early morning. For some reason, they have stopped doing so for over 1-2 years. They were never denied or turned away from doing so.

Let's get started on the existing monitoring wells as you have suggested to see if vapor probes are necessary. Should I be reaching out to Arcadis for this matter? I attempted to email the point of contact there, Carl Edward, with no response yet.

Regards,

Paul K. Kwon, Esq.

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On Mon, Jun 4, 2018 at 10:31 AM, Nowell, Keith, Env. Health <Keith.Nowell@acgov.org> wrote:

Mr. Kwon,

I am the Alameda County Department of Environmental Health (ACDEH) case worker for the subject case, and I am interested in resolving issues pertaining to health risk to both human and to the environment resulting from the fuel release(s) at the subject site. Access to the wells at 3915 Broadway will aid in addressing these issues. Based in part of the findings of analysis of groundwater from these wells, ACDEH will make a determination if the soil vapor investigation is warranted.

The people cc'ed to this email are my supervisor, Paresh Khatri, and our division chief, Dilan Roe. We can schedule a meeting to facilitate resolving the access issues. Please let me know if a meeting is beneficial. If you have contact information for the 3915 Broadway property owner, such as an email address, I would like to add it to our case file.

Thank you,

Keith Nowell

From: Paul K [mailto:paul.k.kwon@gmail.com]

Sent: Thursday, May 31, 2018 12:51 PM

To: Nowell, Keith, Env. Health <Keith.Nowell@acgov.org>

Cc: Khatri, Paresh, Env. Health <paresh.khatri@acgov.org>; Roe, Dilan, Env. Health <Dilan.Roe@acgov.org>

Subject: Re: RO203- UNOCAL #0746; RO203- GeoTracker Global ID T0600101471; [3943 Broadway, Oakland](#)- Re Site Access: [3915 Broadway, Oakland, CA](#)

Hello Mr. Nowell and All,

I didn't realize there were other people CC'd as well. You are correct, the owners do not mind as long as restaurant's operations are not interrupted. However, this concern has not been addressed by Chevron yet. Operations of the restaurant are not only internal, but are external as well. Parking access is affected by storing barrels on the property, thus interferes with operations.

When Arcadis visited the site, they mentioned the possibility of monitoring vapors **WITHIN** the restaurant too. It was this extra information that has concerned the owners, thus wanted to only grant access to the 2 existing monitoring wells.

Arcadis stated that even utilizing the existing monitoring wells, a new access agreement was needed. This is where we left off.

I am a huge advocate for what you guys are doing, but it is hard to convey the importance of this project to the owners without knowing its full details. Are you taking point on this Mr. Nowell? Maybe we can arrange a time to discuss on the phone to expedite this.

Regards,

Paul K. Kwon, Esq.

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On Wed, May 30, 2018 at 3:10 PM, Nowell, Keith, Env. Health <Keith.Nowell@acgov.org> wrote:

Dear Mr. Kwon,

Thank you for your quick response and clarification to the status of site access. Based on your statement below, the property owner has agreed to allow access for well sampling under the provision that the activities do not interfere with the facility operation. Is my interpretation of your email correct?

It has been my understanding that Arcadis has not been allowed access to the wells on the 3915 Broadway property. I will forward your response to the Responsible Party for the subject case located at 3943 Broadway and their consultant, Arcadis as I would like to include the two 3915 Broadway groundwater monitoring wells in the next sampling event.

In your correspondence you indicate that the owners have no problem with providing site access provided there are no disruptions to the operations. In order to assess the potential risk of vapor intrusion to indoor air, Alameda County Department of Environmental Health has requested a soil vapor investigation for the fuel release(s) at the subject property. The investigation approved by our agency includes the installation of two soil vapor probes at the 3915 Broadway property. However, our agency will make a determination regarding the need for the soil vapor probes after a review of the analytical data produced from the next groundwater sampling event, provided it includes the data from the two wells located on the 3915 Broadway property.

Thank you for your participation and cooperation in this matter. I look forward to receiving your response.

Regards,

Keith Nowell

Keith Nowell PG, CHG

Hazardous Materials Specialist

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From: Paul K [mailto:paul.k.kwon@gmail.com]

Sent: Wednesday, May 30, 2018 9:16 AM

To: Nowell, Keith, Env. Health <Keith.Nowell@acgov.org>

Subject: Request for Site Access: [3915 Broadway, Oakland, CA](#)

Hello Mr. Nowell,

My name is Paul and I am reaching out to you on behalf of the owners of [3915 Broadway Oakland, CA](#). We have maintained communications with the 3rd party company, Arcadis, hired on behalf of Chevron.

There has been a lot of back and forth with regards to the language of the site agreement, time, as well as scope of work. The owners of 3915 have no problem as long as there are no disruptions to operations.

I am awaiting to hear from Chevron regarding utilizing the existing monitoring wells instead of the vapor probes. They were never denied access to monitor the existing wells, which confuses the owners as to why they stopped monitoring beginning of last year.

Regards,

Paul K. Kwon, Esq.

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