

## Nowell, Keith, Env. Health

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**From:** Nowell, Keith, Env. Health  
**Sent:** Wednesday, October 31, 2012 10:21 AM  
**To:** 'Quinlan Tom'; 'Ernie Nadel'  
**Cc:** Bob Clark-Riddell  
**Subject:** RE: RO139- Mehdizadeh Property- 5175 Broadway, Oakland CA

Mr. Tom,

I spoke with Bob Clark-Riddell informing him my letter will request a work plan designed to meet the developer's 2014 drop-dead date. If the work plan calls for re-starting the DPE system to evaluate its efficacy, this could be approved with the condition that, should the system demonstrate limited removal of the COCs in a short timeframe, then a more aggressive approach should be implemented. Re-starting the system and more aggressive remediation activities both will restart the monitoring clock. As Bob alluded to in the meeting, the more aggressive the approach, the higher the probability in achieving the goal within the timeframe, should any remedial effort be performed. The data suggest additional remedial work should be performed.

Keith Nowell

Keith Nowell PG, CHG  
Hazardous Materials Specialist  
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**From:** Quinlan Tom [mailto:qst@mcinerney-dillon.com]  
**Sent:** Tuesday, October 30, 2012 7:49 PM  
**To:** Bob Clark-Riddell; Nowell, Keith, Env. Health  
**Cc:** Ernie Nadel  
**Subject:** RE: RO139- Mehdizadeh Property- 5175 Broadway, Oakland CA

Mr. Nowell,

It was my understanding from our meeting that a decision to restart the system could be facilitated outside of your note distribution timeline.

As Mr. Clark-Riddell writes, any delay would reduce the effectiveness of the remedial effectiveness.

Please confirm your agreement.

Thanks.

Quinlan

Quinlan Tom  
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**From:** Bob Clark-Riddell [<mailto:BRiddell@pangeaenv.com>]  
**Sent:** Tuesday, October 30, 2012 12:12 PM  
**To:** Nowell, Keith, Env. Health  
**Cc:** Ernie Nadel; Quinlan Tom  
**Subject:** RE: RO139- Mehdizadeh Property- 5175 Broadway, Oakland CA

Keith,

I wanted to confirm that you received our letter uploaded to the ACEH FTP site on Friday, October 26, 2012. This letter is also attached for your convenience.

In response to your concerns expressed during our meeting on October 25, Pangea has proposed restarting of the existing remediation system for a limited period and rebound test. We have proposed this rebounding testing as soon as possible to facilitate additional remediation and subsurface evaluation before the winter rains reduce remedial effectiveness.

Your email below suggests that it will take approximately two weeks to get approval to restart the system, while we wait for a more detailed letter addressing all issues discussed at the meeting. During the meeting you suggested you could approve this restart issue separately from the other letter to help expedite additional cleanup before more winter rains come. You also indicated that this site was on your 'fast track'. We are very disappointed that we will now apparently have yet further delay. As described in prior correspondence, restarting of the system has already been delayed approximately 9 months while awaiting agency feedback.

If you can provide faster response to our October 26, 2012 letter feel free to contact me.

Bob Clark-Riddell  
Pangea  
510.435.8664

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**From:** Nowell, Keith, Env. Health [<mailto:Keith.Nowell@acgov.org>]  
**Sent:** Tuesday, October 30, 2012 11:21 AM  
**To:** 'Ernie Nadel'  
**Cc:** 'Ryan@srmdevelopment.com'; Bob Clark-Riddell  
**Subject:** RO139- Mehdizadeh Property- 5175 Broadway, Oakland CA

Mr. Nadel,

Alameda County Environmental Health is in the process of preparing a Directive letter incorporating a summary of the meeting held at our offices on October 25, 2012 and a request for work based on the outcome of the meeting. I anticipate our letter will be completed within the next two weeks. As indicated in the meeting, I have attached a sample Baseline Environmental Project Schedule. The schedule should assist you when responding to our request for work.

The provided sample schedule takes a project from the initial phases of site characterization through the start of project construction and may not include work applicable to your site or reflect site-specific conditions reflected in the schedule.

Respectfully ,  
Keith Nowell

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