

Nowell, Keith, Env. Health

From: Rick Yost (ryost@platinum-energy.net) <ryost@platinum-energy.net>
Sent: Monday, June 02, 2014 10:02 AM
To: James Paul; Nowell, Keith, Env. Health; Shane Nolan; Ed Weyrens; Roe, Dilan, Env. Health
Cc: 'Will Mast (wmast@pesenv.com)'; 'Beena Standig (beena.standig@cis.cushwake.com)'; Dave Thomas; Chris Martin (cmartin@platinum-energy.net)
Subject: RE: Fuel Leak Case RO356- BP #11117, 7210 Bancroft Ave, Oakland

Hi James, Please include Chris Martin in all emails regarding this site. (cmartin@platinum-energy.net)
Thanks

Rick Yost
Business Development



29501 Canwood St, Suite 200
Agoura Hills, CA 91301
cell > 818-854-0413
fax > 818-357-5915

From: James Paul [mailto:jpaul@skbcos.com]
Sent: Monday, June 02, 2014 9:54 AM
To: Nowell, Keith, Env. Health; Shane Nolan; Ed Weyrens; Rick Yost (ryost@platinum-energy.net); Roe, Dilan, Env. Health
Cc: 'Will Mast (wmast@pesenv.com)'; 'Beena Standig (beena.standig@cis.cushwake.com)'; Dave Thomas
Subject: RE: Fuel Leak Case RO356- BP #11117, 7210 Bancroft Ave, Oakland

Here is the Landlord's schedule to pave and stripe for parking once the improvements are demolished, backfilling is complete and site is delivered by Tenant to Landlord in original condition:

Civil Design 4 weeks-
Permitting 5 weeks
Construction 3 weeks

Atlas team, please add this to the Site Management Plan, per the County's request. It doesn't look like they are copied on this e-mail, so if someone with that information could forward we would appreciate it.

James Paul | Executive Vice President - Asset Management | Principal



810 NW Marshall Street, Suite 300 | Portland, Oregon 97209
503.552.3583 Direct | 503.220.8783 Fax
jpaul@skbcos.com | www.skbcos.com

From: Nowell, Keith, Env. Health [mailto:Keith.Nowell@acgov.org]
Sent: Friday, May 30, 2014 3:46 PM
To: 'snolan@platinum-energy.net'
Cc: Ed Weyrens; 'ryost@platinum-energy.net'; 'ryost@platinum-energy.net'; James Paul; 'wmast@pesenv.com'; Roe,

Dilan, Env. Health

Subject: Fuel Leak Case RO356- BP #11117, 7210 Bancroft Ave, Oakland

Dear Mr. Nolan,

Thank you and Rick Yost of Platinum Energy, Dennis Dettloff and Ed Weyrens of Antea™Group (Antea), Jasmine Senn and Frank of Atlas Environmental Engineering, Inc (Atlas), James Paul representing the property owner Eastmont Oakland Associates, L.P. (EOA), and Will Mast of PES Environmental, Inc (PES) for participating in the conference call with Alameda County Environmental Health (ACEH) on May 28, 2014 to coordinate station demolition and interim removal action activities for the fuel leak case. Topics discussed during the conference call included scheduling, responsibilities, and reporting. Antea has recently submitted to ACEH a work plan for well destruction and re-installation. ACEH will review the work plan and follow up with a Directive letter upon work plan approval to implement the proposed work.

Action items agreed upon by the participants are as follows:

Atlas Environmental Engineering, Inc. - (Demolition)

1. Provide ACEH with copies of the reports submitted to City of Oakland CUPA and Fire Departments.
2. Submittal to ACEH of a Site Management Plan, elements to include:
 - a. General activity time line (well demolition, station demolition, tank removal, interim removal action, paving, well installation ,reporting);
 - b. Reference to well destruction and installation activities, described in the Antea *Work Plan - Well Destruction and Replacement* report dated May 21, 2014;
 - c. Station demolition/ underground storage tank and dispenser/piping removal activities
 - d. Scope of soil and groundwater sampling and analysis;
 - e. Soil and groundwater management contingency plan;
 - f. Import material to be used as backfill, referencing the Department of Toxic Substances Control (DTSC) guidance document for import fill;
 - g. Submittal of a tank removal report and appropriate data to ACEH and the State Geotracker websites.

Antea™Group – (Interim Removal Action)

1. Submittal to ACEH of an Interim Removal Work Plan, elements to include:
 - a. Control of traffic, dust, odor, and noise;
 - b. Possible segregation of clean and impacted soil, stockpile placement and profiling;
 - c. Contingency for encountering groundwater;
 - d. Soil stockpile profiling and disposal;
 - e. Backfill methodology (bridging material and compactable soil);
 - h. Import material to be used as backfill, referencing the Department of Toxic Substances Control (DTSC) guidance document for import fill including bridging material;
 - i. Submittal of a Interim Removal Work Plan report and appropriate data to ACEH and the State Geotracker websites.
2. Replacement groundwater monitoring wells
 - a. Installation of replacement groundwater monitoring wells
 - b. Well development;
 - c. Survey of monitoring wells;
 - d. Sampling of monitoring wells;
 - e. Submittal of groundwater monitoring well installation and monitoring report and appropriate data to ACEH and the State Geotracker websites

ACEH understands the property owner, EOA, will be responsible for the paving of the site prior to the installation of replacement groundwater monitoring wells.

Thank you for your cooperation. Should you have any questions regarding this correspondence or your case, please call me at (510) 567-6764 or send an electronic mail message at keith.nowell@acgov.org.

Regards,
Keith Nowell

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

PDF copies of case files can be reviewed/downloaded at:

<http://www.acgov.org/aceh/lop/ust.htm>