

Wickham, Jerry, Env. Health

From: Wickham, Jerry, Env. Health
Sent: Tuesday, September 17, 2013 6:45 PM
To: 'Ben Calica'
Subject: RE: Thinking of leasing next door---Need info about BILL CHUN SERVICE STATION (T0600100980)

Mr. Calica,

A plume of contaminated groundwater extends from the Bill Chun service station site beneath the Flower shop property at 2305 Santa Clara Avenue. Therefore, a potential for vapor intrusion from groundwater to indoor air does exist. Due to the potential for vapor intrusion to indoor air, sub-slab and indoor air sampling at adjacent properties was conducted at the site in November 2012. The results are presented in a Site Investigation Report dated December 26, 2012 that can be viewed on the Alameda County Environmental Health website noted below.

A Corrective Action Plan for site remediation has been completed and will undergo a public comment period. Site cleanup is expected to begin within the next few months and will extend over a period of months to years.

Regards,
Jerry Wickham
Alameda County Environmental Health
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
phone: 510-567-6791
jerry.wickham@acgov.org

Online case files are available for review at the following website: <http://www.acgov.org/aceh/index.htm>.

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From: Ben Calica [mailto:ben@d20alameda.com]
Sent: Tuesday, September 17, 2013 12:01 PM
To: Wickham, Jerry, Env. Health
Subject: Re: Thinking of leasing next door---Need info about BILL CHUN SERVICE STATION (T0600100980)

Jerry,

Tried to get a hold of you...we keep missing each other.

I'm interested in leasing the Flower shop that is right next to the service station. My business is basically people playing games for a few hours at a time, including a fair number of kids. I need to figure out if there are vapors from the clean up site coming through the building that could put people at risk. In looking at the reports online for the well data, it appears that the site was on a good path to being decontaminated until 2012, and suddenly there was a significant spike in a number of the bad chemicals.

Two questions:

1) is there any reason that you know of or can think of for those numbers to jump suddenly in 2012?

2) Is there any tests that can be done to see if there are vapors coming into the building from the site? (the address of the flower shop is 2305 Santa Clara.

Actually, the third question would be what is currently being done with the site and what needs to be done either to complete the decontamination, or to make sure that the contamination does not affect the building next door?

Thank you so much for your help.

Ben

Ben Calica, Owner
D20 Games LLC
A place to play face to face
www.d20alameda.com
510-522-2109 (Store)
[2311 Santa Clara Ave.](http://2311.SantaClara.Ave)
[Alameda, CA 94501](http://Alameda.CA.94501)

On Tue, Sep 17, 2013 at 9:39 AM, Wickham, Jerry, Env. Health <jerry.wickham@acgov.org> wrote:

Mr. Calica,

I was unable to reach you by phone. Please call me at [510-567-6791](tel:510-567-6791).

Regards,

Jerry Wickham

Alameda County Environmental Health

1131 Harbor Bay Parkway

Alameda, CA 94502-6577

phone: [510-567-6791](tel:510-567-6791)

jerry.wickham@acgov.org

From: Ben Calica [mailto:ben@d20alameda.com]

Sent: Monday, September 16, 2013 1:17 PM

To: Drogos, Donna, Env. Health; Wickham, Jerry, Env. Health

Subject: Thinking of leasing next door---Need info about BILL CHUN SERVICE STATION (T0600100980)

Hi,

I'm considering leasing the building next to the following site, and I want to figure out what the contamination issues would be. I will have a fair number of kids in the space, as well as my own kids around. If there are vapor issues I'd like to know. Also, in looking at the data, it appears that there was a strong downward trend in the contamination until 2012, but on that date, there was a tremendous spike in most of the monitoring wells. I'd like to understand why that is. Jerry Wickem is the case worker, but I didn't see his email on the reports on the website, but just guessed it base on yours.

Field Point **EW-16** - [VIEW EDF DATA](#)

[BILL CHUN SERVICE STATION \(T0600100980\)](#)

2301 SANTA CLARA

Alameda, CA 94501

LUST Cleanup Site

Cleanup Status: Open - Remediation

RB Case #: 01-1063

Loc Case #: RO0000382

Thank you so much for the assistance.

Ben

Ben Calica, Owner

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