

Wickham, Jerry, Env. Health

From: Wickham, Jerry, Env. Health
Sent: Tuesday, October 07, 2014 3:45 PM
To: 'Tom Chandler'
Cc: Dick Peckham (dpeckham@westsidebmc.com)
Subject: RE: 745 50th Street, Oakland, CA
Attachments: RO2746_Deed Restriction AC v6 Alta Property_2014-10-07.doc

Tom,

We received the deposit of \$3,000 for regulatory oversight funds. I have attached my edits to the land use covenant. I deleted the phrase regarding the suggested source of VOCs in groundwater. The land use covenant should focus on preventing exposure to chemicals on site regardless of source.

Please move forward with the Site Management Plan.

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

From: Tom Chandler [mailto:TChandler@environcorp.com]
Sent: Monday, September 29, 2014 4:15 PM
To: Wickham, Jerry, Env. Health
Cc: Dick Peckham (dpeckham@westsidebmc.com)
Subject: RE: 745 50th Street, Oakland, CA

Jerry I am sorry it has taken us so long to reply to the email below concerning case RO0002746. We would like to get this one moving forward. You indicated that an additional deposit of funds would be necessary. I was not in the loop for that initial deposit so if you could let me know how much the agency would require and where to send it (I expect there are forms we need to fill out) I will see that the money gets deposited. You had attached a draft deed restriction which was marked up in redline. I accepted all the redline changes and added a couple of sentences in one location for your review (see attached). We will start on the Site Management Plan as soon as you are able to let us know if the added language is acceptable.

My client would like to eventually buy the Learner property (RO0002478) and once we get RO0002746 moving we will want to understand what additional work will be required there. I assume that additional characterization and potentially remediation will be necessary but we can answer those questions later. Thank you for your time.



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From: Wickham, Jerry, Env. Health [<mailto:jerry.wickham@acgov.org>]
Sent: Thursday, June 26, 2014 11:30 AM
To: Tom Chandler
Subject: RE: 745 50th Street, Oakland, CA

Tom,

The case for 745 50th Street is RO0002746, which remains open but has been inactive. In order to move it towards closure, we need to do the following:

- 1) Prepare a Site Management Plan that describes procedures for dealing with residual contamination, maintenance of the cap, etc.,
- 2) Finalize the environmental covenant and get it approved and signed by our Director. I have attached the last version from my correspondence.
- 3) Get a case closure summary approved by my supervisor (this is internal within my agency)
- 4) The account balance for this case is currently negative \$291. We would need an additional deposit of funds for regulatory oversight.

Case RO0002746 applies to parcel #034-2293-002-09 which is owned by Alta Properties LLC.

Case RO0002478 is a separate case for properties owned by Learner Investments. Case RO0002478 requires additional work beyond that described above.

Regards,
Jerry Wickham
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From: Tom Chandler [<mailto:TChandler@environcorp.com>]
Sent: Wednesday, June 25, 2014 5:54 PM
To: Wickham, Jerry, Env. Health
Subject: 745 50th Street, Oakland, CA

I see that you are still listed on GeoTracker as the lead regulator for the former AAA Equipment Company Property site located at 745 50th Street, Oakland, CA (SLIC Case No. RO0002478). I have worked with you in the past on this site when I was at a different consulting firm. I am now with ENVIRON and we are working with Mr. Richard Peckham the current owner of the subject site who would like to get closure on the environmental issues at the site. We are inquisitive of the status of this site and would like to understand what actions need to be taken on behalf of Mr. Peckham to obtain closure for the environmental issues which are keeping this an open case.



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