

RO2895

Wickham, Jerry, Env. Health

Subject: RO2895 Wash Time Laundromat, 1815 Park Blvd., Oakland

Status: Not Started

Percent Complete: 0%

Total Work: 0 hours

Actual Work: 0 hours

Owner: Wickham, Jerry, Env. Health

Called Stephen Wong on 10/05/2005. He has not seen request for oversight funds and did not know I was case worker. I gave him my phone number and faxed the request for funds. The site is in process of being sold to the tenants. The tenants don't want to deal with dispute re lint on the roof. No change from retail use is currently proposed.

Conference call 10/11/2005 at 2:30 pm with Ken Phares, Stephen Wong, Bill Phua.

Soil and groundwater contamination makes unrestricted future use without deed restrictions not possible.

For the current use of the site, we are in between screening levels. Use of screening levels is site-specific. Further investigation of the sewer line is needed. Sewer line may be a source of VOCs, if so the extent of contamination is not defined to the southeast. May want to collect soil gas samples or subslab samples as a more direct way of measuring VOC movement from soil and groundwater. If the sampling was conducted and we found ourselves in between screening levels, what would happen then? I told them there is no guarantee that no further investigation would be needed and could not answer the question about what would happen with the site if relative contaminant levels were in between screening levels. Would the County require active remediation? Cannot answer the question without technical information on the feasibility of remediation. Would have quite a few more options if this site were to be developed. What would happen if the owner decided not to sell and wanted to wait until later to do anything about the level of contamination? I told them I would write a letter with the County's request for further work. If they did not act on the work, I did not know the level of enforcement. They reserved that as a question for Ariu or Donna. I will speak to the consultants for both the buyer and seller tomorrow at 3:30 pm.

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Conference call with consultants on 10/12/2005 at 3:30 pm to discuss future work. Call is documented and results incorporated into the 10/13/2005 directive letter.

10/19/2005 at 11:20 am. Spoke with Mike Siembieda of AllWest Environmental regarding identifying sensitive receptors. He thought identifying receptors within 500 feet upgradient may be too conservative. I told him that the intent was to identify whatever sites could reasonably be affected. Therefore, going 500 feet upgradient may be too conservative. Look in immediate vicinity of the site.

Drogos, Donna, Env. Health

Subject: RO2895 - 1815-1825 Park Blvd
Entry Type: Phone call

Start: Tue 10/4/2005 10:00 AM
End: Tue 10/4/2005 10:00 AM
Duration: 0 hours

RO2895 - 1815-1825 Park Blvd

10/04/05, 1016a, steven wong,
Followup on what talk about week before last, jerry did not call him

--> fwd to Jerry, He has conference call scheduled with RP & 2 consultants for next week, who is S.Wong

Drogos, Donna, Env. Health

Subject: RO2895 - 1815-1825 Park
Entry Type: Phone call

Start: Thu 9/22/2005 10:29 AM
End: Thu 9/22/2005 10:29 AM
Duration: 0 hours

RO2895 - 1815-1825 Park
09/08/05, 945a, steven wong, cw investment co, 891-9060
aug 30 we had not received plan, before he calls Leroy again have we received?

09/18/05, 1045a
Did you get report & file, has it been assigned

09/19/05, 1006a,
Steven Wong, 891-9060
Reports working w/J Phares, representing buyer in Oakland
Did we receive case from Oakland

RO2895 - 1815-1825 Park Blvd
09/20/05, 957a, stephen wong, 510-891-9060
Assigned in dept, timing & feedback

09/22/05, 1030a, left msg rting all his calls
230p, Steven lvs msg

345p, called him back, listing & creating finance account now, they can anticipate letter in the next week req deposit. Additionally, request they designate one contact to communicate w/ caseworker & distribute info. He wuill discuss w/ken.

Drogos, Donna, Env. Health

Subject: NEW SLIC - 1815-1825 Park Blvd,
Entry Type: Phone call

Start: Wed 8/31/2005 5:49 PM
End: Wed 8/31/2005 5:49 PM
Duration: 0 hours

08/30/05, 1815-1825 Park Blvd,
1021a, stephen wong, 510-891-9060, status of report forwarded to us from Leroy, I would tell him who it is assigned to, will e-mail a reminder since its 2 weeks since we last spoke.

08/31/05, 440p, Ken Phares, called Ken I expressed concerns over being able to meet their expaections for case review, what they & Stephen appear to be asking seems unreasonable, cannot respond to cases in escrow timeframes, they critical of ACEH responsiveness on a case we don't even have yet, offered him option of case referral to DTSC (WB is not taking these cases) & he can contact them re: meeting their escrow timeframes. We have other of his sites & accommodate his requests for review & mtgs but cannot expidite every one of his cases over all others.

He wants me to detail DTSC review schedules, etc., Referred him to discuss with DTSC He does not want to go to DTSC. He is not asking that, realizes needs env review time, they extended their purchase by 2 months so we have time, are happy with some initial feedback on case rather than full review. Frustrated that ACEH does not have cases, expected immediate next day referral to ACEH by OFD wants me to comment of OFD, fitness, their process, etc. Req he contact OFD re: OFD process.

He feels a month is totally unreasonable for agencies to review & process cases, told him I did not agree, he cannot expect escrow times for contamination sites. Needs to submit to agencies & allow review & consideration. Knows he is purchasing a comntaminated site & need to frot end their projects with time to address contamination & health risk issues.

Site has PCE, TCE, etc, consultatn said it did not go anywhere or very far. It stayed at the site & not a problem.

They are following up re; report submittal at OFD to see that case transferred to us.

Drogos, Donna, Env. Health

Subject: RO2895 - 1815-1825 Park
Entry Type: Phone call

Start: Mon 8/15/2005 11:00 AM
End: Mon 8/15/2005 11:00 AM
Duration: 0 hours

08/15/05, 1101a, Steven Wong, 891-9060
subsurface report submitted to our office, case would be assigned by end of last week. How much longer for
verbal feedback. PCE in ground
891-9060

Drogos, Donna, Env. Health

Subject: RO2895 - 1815-1825 Park Blvd
Entry Type: Phone call

Start: Mon 7/25/2005 10:00 AM
End: Mon 7/25/2005 10:00 AM
Duration: 0 hours

1815-1825 Park Blvd
07/22/05, 202p, Steven Wong, 891-9060
Env report process for a NFA letter
In process of selling to person renting

07/25/05, 828a, Ken Phares, 510-523-0450, call me

1815-1825 Park Blvd
07/25/05, 942a,
Ken Phares, 523-0450
891-9060, Ken Wong owns site, wants expedited review
He is having trouble getting through to Donna