

Detterman, Mark, Env. Health

From: Detterman, Mark, Env. Health
Sent: Thursday, May 14, 2015 9:22 AM
To: 'Nick Patz'
Subject: RE: 1550 Park Avenue

Hi Nick,

The groundwater appears to be manageable under the Low Threat Closure Policy; however, the parcel also contains an earlier UST case closure that this group is not totally familiar and could require some investigation (??; just not sure). The closure for the currently active UST case will be for commercial. If the site is to be redeveloped as residential, it would need to be reevaluated under a new case number, not under the UST Cleanup Program or the UST Reimbursement Fund (for which we'll need funds to undertake the review and management). The other issue that came out of the meeting is that the parcel to the immediate north of the subject parcel has a HVOC (PCE?) issue and their groundwater apparently has a southward flow component. This is probably a slightly bigger issue (?) for redevelopment of the site due to the potential for vapor intrusion at this site (for which this parcel's owner would not be responsible for cleanup, but would be responsible for mitigating the potential for VI – such as a designed subslab vapor mitigation system incorporated into the development plans). And as you note, if any soil remediation is required for the two UST cases at the site, it could be easily handled at construction (but still not under the UST Cleanup program). Pretty much all of this can be managed under a Site Management Plan, once we have a chance to review the three cases that can affect the site. Closure would be after the SMP has been implemented to insure it has been implemented and documented (reported).

Hope this helps.

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PDF copies of case files can be downloaded at:

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

From: Nick Patz [<mailto:nick.patz@adanta-inc.com>]
Sent: Thursday, May 14, 2015 7:23 AM
To: Detterman, Mark, Env. Health
Subject: 1550 Park Avenue

Hi Mark,

I have a client who is intending to buy 1550 Park Avenue, Oakland. I noticed that you recently had a meeting concerning the site with another developer, who apparently bowed out of the deal to allow my client an opportunity to purchase the Property. So I was just wondering if you are going to require more work at the site. Soil cleanup will be a snap during construction, but there seems to be a groundwater problem too that needs to be taken care of.

Thanks, Mark. I look forward to working with you again.

Nick Patz



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