

From: [Detterman, Karel, Env. Health](#)
To: ["cbwang@encinal.net"](mailto:cbwang@encinal.net)
Cc: [Brad Lacour \(blacour@trident-partners.com\)](mailto:Blacour@trident-partners.com); ["Peter Langtry"](#)
Subject: FW: RO3101 1551 Buena Vista Avenue, Alameda, CA
Date: Monday, April 08, 2013 1:45:10 PM

Hello Mr. Wang: I inadvertently missed adding your e-mail address to my e-mail below, and as an owner or former owner of the property, Alameda County Environmental Health (ACEH) still considers you as a Responsible Party (RP) for the site.

Thank you,

Karel Detterman, PG
Hazardous Materials Specialist
Alameda County Environmental Health
1131 Harbor Bay Parkway
Alameda, CA 94502
Direct: 510.567.6708
Fax: 510.337.9335
Email: karel.detterman@acgov.org

PDF copies of case files can be downloaded at:

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

From: Detterman, Karel, Env. Health
Sent: Monday, April 08, 2013 11:11 AM
To: 'Brad Lacour'
Cc: 'Peter Langtry'
Subject: RE: RO3101 1551 Buena Vista Avenue, Alameda, CA

Dear Mr. Lacour:

Alameda County Environmental Health (ACEH) staff has reviewed the case file for the above-referenced site including miscellaneous correspondence the June 11, 2012 *Phase I Environmental Site Assessment (Phase I)*, the August 17, 2012 *Phase II Soil Quality Evaluation (Phase II)*, and the February 26, 2013 *Limited Soil Removal Completion Report (Soil Removal)*, prepared on your behalf by Cornerstone Earth Group. The reports were submitted for the site in preparation for future residential development.

The site has been in agricultural use until the 1940s when a canned-goods warehouse was built on the property, initially used by Stokely Foods and then followed by Del Monte. Chipman Moving and Storage has occupied the warehouse since 1993. Based on ACEH's review, items associated with historical site use that are of potential environmental concern include former agricultural use, existing railroad tracks and spurs, undocumented fill encountered in numerous soil borings, the presence of a former diesel underground storage tank and adjacent clarifiers, concrete vaults, and an abandoned Pennzoil pipeline. A single groundwater monitoring well (MW-103) currently exists at the site.

ACEH is aware of at least three neighboring properties under past regulatory oversight which contain data that may be useful during the evaluation of the site (Weyerhaeuser, 1801 Hibbard Ave., Alameda [RO587 and RO2502] and Encinal Terminals, 1521 Buena Vista Avenue, Alameda [RO618]).

Based on our review, ACEH requests development of an initial Site Conceptual Model (SCM) in combination with a data gap work plan. In order to develop an efficient path to closure for your site, ACEH would like to invite you to a meeting at our office located at 1131 Harbor Bay Parkway, Suite 250 in Alameda to discuss the requisite elements of the SCM and associated work elements. Subsequent to the meeting, ACEH will prepare a formal directive letter incorporating the strategy discussed in the meeting and the requisite work elements and schedule.

Please contact us to schedule a meeting time and your proposed list of attendees. Prior to the meeting, ACEH will provide a Data Gap Identification Tool (DGIT) to help focus data collection efforts, and sequence activities to enable data collection in the fewest mobilizations possible.

ACEH looks forward to working with you and your consultant to progress the site to closure and facilitate redevelopment of the property.

Thank you,

Karel Detterman, PG
Hazardous Materials Specialist
Alameda County Environmental Health
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From: Peter Langtry [<mailto:plangtry@cornerstoneearth.com>]
Sent: Friday, April 05, 2013 1:27 PM
To: Detterman, Karel, Env. Health
Cc: 'Brad Lacour'
Subject: RE: RO3101 1551 Buena Vista Avenue, Alameda, CA

Hello Karel, will you be issuing your letter today?

Sincerely,

Peter Langtry, P.G., C.E.G.
Principal Geologist



1270 Springbrook Road, Suite 101 | Walnut Creek, CA 94597
T 925-988-9500, Ext. 11 | F 925-988-9501
C 925.817.8814
E plangtry@cornerstoneearth.com

From: Detterman, Karel, Env. Health [<mailto:Karel.Detterman@acgov.org>]
Sent: Tuesday, April 02, 2013 9:04 AM
To: Peter Langtry
Cc: 'Brad Lacour'
Subject: RO3101 1551 Buena Vista Avenue, Alameda, CA

Hi Peter: I will be sending out the Directive Letter this week and it will be e-mailed directly to Brad, you, and the property owner, Mr. Wang. I will also upload it to Geotracker and it'll be posted on our ftp site.

Thank you,

Karel Detterman, PG
Hazardous Materials Specialist
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