

Detterman, Mark, Env. Health

From: Detterman, Mark, Env. Health
Sent: Tuesday, July 14, 2015 2:09 PM
To: 'Stuart Solomon'
Cc: Roe, Dilan, Env. Health
Subject: RE: Batarse Redevelopment Status

Hi Stuart,

Thanks for clarifying the location of the former waste oil UST. It appears the former location will be on a part of the parcels scheduled to be converted to residential use; however, available analytical data (LFR bore BASB26 installed within feet of the former UST location indicates that very limited residual concentrations of extractable range TPH remain (maximums of 26 mg/kg TPHd and 11 mg/kg TPHmo). As such the concentrations are below RWQCB ESLs and a LUC does not appear to be necessary.

I'll look forward to receiving a revised SMP and the closure summary!

Mark Detterman
Senior Hazardous Materials Specialist, PG, CEG
Alameda County Environmental Health
1131 Harbor Bay Parkway
Alameda, CA 94502
Direct: 510.567.6876
Fax: 510.337.9335
Email: mark.detterman@acgov.org

PDF copies of case files can be downloaded at:

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

From: Stuart Solomon [mailto:stuart@phase-1environmental.com]
Sent: Tuesday, July 14, 2015 12:19 PM
To: Detterman, Mark, Env. Health
Cc: Roe, Dilan, Env. Health
Subject: RE: Batarse Redevelopment Status

Mark,

Before we submit the SCP Model Closure Summary, I want to make sure that there is no question as to exactly where the former waste oil tank was located with respect to parcels as well as the LFR BASB-026 groundwater sample boring. I have attached a map overview with correct measurements and locations. The waste oil tank was positioned as shown on the 10550 14th Ave. parcel. The LFR BASB-026 boring and GW sample was positioned directly off the western corner of the former waste oil tank. I attest, and will sign an affidavit that this is correct and true, as I was the Contractor who removed the tank, and personally witnessed its removal. Please let me know if you need more. We are prepared to submit the SCP as soon as we hear back from you. Thank you. Stuart

Phase-1 Environmental Services

Stuart G. Solomon, CEO
(831) 422-2290 -O

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From: Detterman, Mark, Env. Health [<mailto:Mark.Detterman@acgov.org>]
Sent: Wednesday, July 08, 2015 3:47 PM
To: Stuart Solomon
Cc: Roe, Dilan, Env. Health
Subject: RE: Batarse Redevelopment Status

Stu,
I wanted to get back to you in regards to this question about a LUC.

In regards to the parcels that have been cleaned to below residential standards, a LUC is not required.

In regards to the commercial parcel at the west end of the project, and which is reported will remain commercial and will remain as is with no changes, a LUC is not required since it was closed to commercial in 1998 (as RO966), and the case has not been further reinvestigated.

One unresolved question is which parcel the old waste oil UST was located on; that has been a standing question for some time that we have not been able to get back to. If it was on one of the future residential parcels, a LUC may be required for that parcel. If on the western parcel that will remain commercial, no LUC is required. Dilan and I will need to confer on that particular issue shortly.

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From: Roe, Dilan, Env. Health
Sent: Tuesday, July 07, 2015 10:47 AM
To: Stuart Solomon
Cc: Detterman, Mark, Env. Health
Subject: RE: Batarse Redevelopment Status

Hi Stuart:

Mark and I are going to meet tomorrow to discuss the appropriateness of an LUC on these properties and will get back to you after our meeting.

Dilan Roe, P.E.
Program Manager - Land Use & Local Oversight Program
Alameda County Environmental Health
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510.567.6767; Ext. 36767
QIC: 30440

dilan.roe@acgov.org

PDF copies of case files can be reviewed/downloaded at:

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

From: Stuart Solomon [<mailto:stuart@phase-1environmental.com>]
Sent: Tuesday, July 07, 2015 9:05 AM
To: Detterman, Mark, Env. Health
Cc: Roe, Dilan, Env. Health
Subject: RE: Batarse Redevelopment Status

Hi Mark.

I am very confused. We performed a successful voluntary clean-up of all Batarse Properties with the exception of 10500 International Blvd. And now, we are going to place a Covenant and Environmental Restriction on those cleaned properties? I could understand having this Covenant in place for 10500, but extending it to the parcels we cleaned up - where the residential development will take place – (I believe) would stop the City from approving it. As I understand it, in the program they have under, they must have “Closure” to proceed. What do you think? Stuart

Phase-1 Environmental Services

Stuart G. Solomon, CEO

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From: Detterman, Mark, Env. Health [<mailto:Mark.Detterman@acgov.org>]
Sent: Monday, July 06, 2015 2:56 PM
To: 'Stuart Solomon'
Subject: RE: Batarse Redevelopment Status

Stu,
Here they are. As mentioned, please return in Word doc form for editing at this end. For the SCP closure summary, many just leave site specific changes in red to make it easily identified.

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From: Stuart Solomon [<mailto:stuart@phase-1environmental.com>]
Sent: Monday, July 06, 2015 2:46 PM
To: Detterman, Mark, Env. Health
Subject: RE: Batarse Redevelopment Status

I don't believe you did Mark. I will double check, but I do not remember seeing it. Even if you did, could you please resend it? And yes, I am aware that we need to finish the SMP. Thanks Mark.
Stuart

Phase-1 Environmental Services

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From: Detterman, Mark, Env. Health [<mailto:Mark.Detterman@acgov.org>]
Sent: Monday, July 06, 2015 2:33 PM
To: 'Stuart Solomon'
Subject: RE: Batarse Redevelopment Status

Did I forward the closure form for you to fill out (on a preliminary basis)? I don't recall. The other item is that we'll need a final agreed upon SMP and a Land Use Covenant (LUC or deed restriction) prior to closure. Did I send the ACEH standard LUC to you for modification? Both should be returned in Word form for editing any potential changes at this end. Let me know if I didn't send them and I'll get them to you.
Thanks,

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From: Stuart Solomon [<mailto:stuart@phase-1environmental.com>]
Sent: Monday, July 06, 2015 2:27 PM
To: Detterman, Mark, Env. Health
Subject: RE: Batarse Redevelopment Status

Hi Mark. Good to hear from you. At this point, we are waiting for the final word on your closure (I guess the 10th is the 30 day mark on the mailers). What I don't understand fully is what the next procedure is with the City once the closure is issued. I will check with Alexis and get back to you soon. Thanks Mark! Stu

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From: Detterman, Mark, Env. Health [<mailto:Mark.Detterman@acgov.org>]

Sent: Monday, July 06, 2015 2:16 PM

To: 'Stuart Solomon'

Subject: Batarse Redevelopment Status

Stuart,

I've not heard anything from Phase 1 for a bit and wanted to check in as to the status of the redevelopment.

Thanks,

Mark Detterman

Senior Hazardous Materials Specialist, PG, CEG

Alameda County Environmental Health

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Legend

Parcel Boundary



Former Waste Oil Tank



Former Fuel Tank



**FORMER WASTE OIL TANK
LOCATION OVERVIEW**

10550 & 10500 INTERNATIONAL BLVD, OAKLAND, CA





Legend

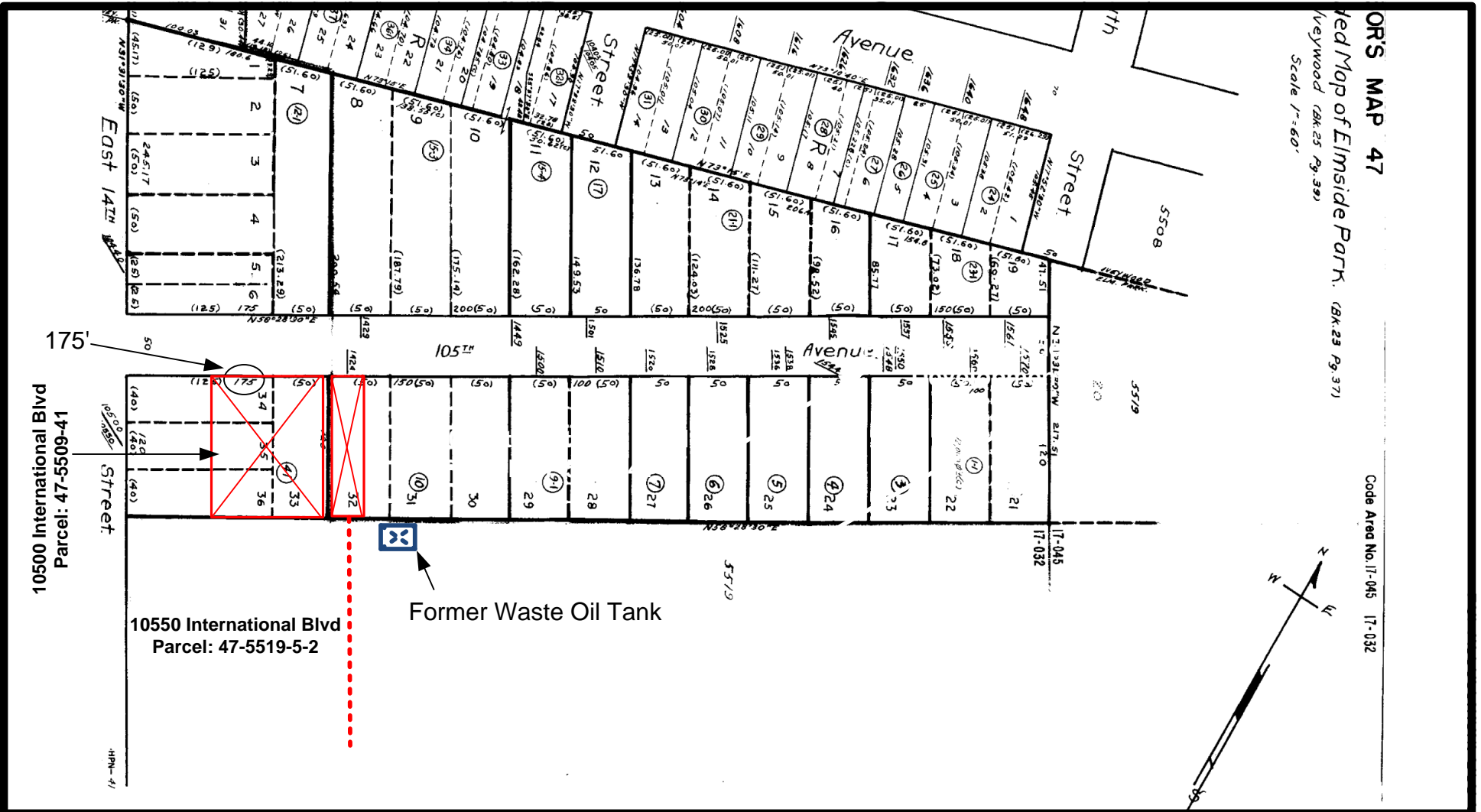
- Parcel Boundary —
- Anticipated Parcel Split - - - -



**PROPOSED RESIDENTIAL
DEVELOPMENT DIVIDING LINES**

10550 & 10500 INTERNATIONAL BLVD, OAKLAND, CA





Legend

Current Buildings



Former Waste Oil Tank



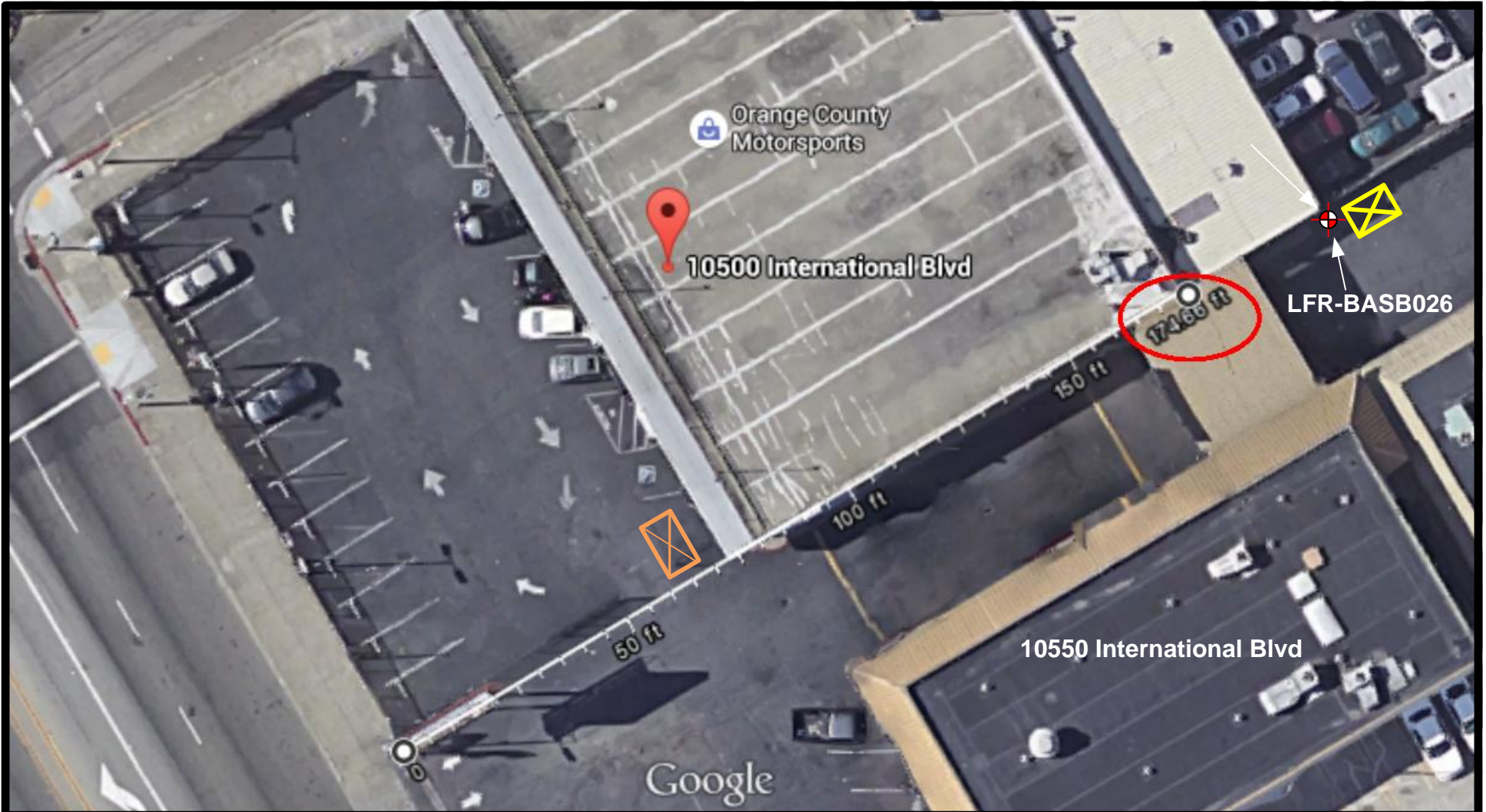
Residential Parcel Divider



PARCEL MAP OVERVIEW


10550 & 10500 INTERNATIONAL BLVD, OAKLAND, CA





Legend

Former Waste Oil Tank 

Former Fuel Tank 



MAP MEASUREMENTS

10550 & 10500 INTERNATIONAL BLVD, OAKLAND, CA

