

## Jurek, Anne, Env. Health

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**From:** Jurek, Anne, Env. Health  
**Sent:** Friday, October 14, 2016 12:36 PM  
**To:** ejuranga@ci.livermore.ca.us  
**Cc:** 'Colleen Lopez'; 'amunoz@midpen-housing.org'; 'Allyson Ujimori'; Roe, Dilan, Env. Health  
**Subject:** Draft Comfort Letter, Case No. R03179 and GeoTracker Global ID T10000007202, Chestnut Square, 1625 Chestnut Street, Livermore, CA 94551  
**Attachments:** R03179\_DIR\_L2016-10-13.pdf

Dear Mr. Uranga,

In order to help expedite the redevelopment approval process for the above referenced site, ACDEH has drafted a comfort letter that Polo Munoz had requested from us. I have attached it for you and him to review and provide comments.

Please let me know if you have any questions on this or the revised Voluntary Remedial Action Agreement that we emailed on October 12, 2016.

Sincerely,

**Anne Jurek, M.S.**

*Professional Technical Specialist II (Geology)*

Alameda County Department of Environmental Health (ACDEH)

1131 Harbor Bay Pkwy

Alameda, CA 94502

(510) 567-6721; Ext. 36721

[anne.jurek@acgov.org](mailto:anne.jurek@acgov.org)

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**From:** Jurek, Anne, Env. Health  
**Sent:** Wednesday, October 12, 2016 3:47 PM  
**To:** 'Allyson Ujimori' <aujimori@midpen-housing.org>  
**Cc:** 'Colleen Lopez' <colleen.dblassociates@gmail.com>; Apolonio Munoz <amunoz@midpen-housing.org>; Roe, Dilan, Env. Health <Dilan.Roe@acgov.org>  
**Subject:** RE: Change in regulatory oversight designation for Case No. R03179 and GeoTracker Global ID T10000007202, Chestnut Square, 1625 Chestnut Street, Livermore, CA 94551

Hello Allyson,

I consulted with Dilan Roe regarding the case. First, ACDEH cannot provide the comfort letter until the Voluntary Remedial Action Agreement is signed and received by us. In order to expedite the process, it is acceptable to scan and email the signed form to me in addition to mailing it via the postal service.

Given the extensive case load, we will do our best to provide you the comfort letter as soon as possible.

Sincerely,

**Anne Jurek, M.S.**

*Professional Technical Specialist II (Geology)*

Alameda County Department of Environmental Health (ACDEH)  
1131 Harbor Bay Pkwy  
Alameda, CA 94502  
(510) 567-6721; Ext. 36721  
[anne.jurek@acgov.org](mailto:anne.jurek@acgov.org)

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**From:** Allyson Ujimori [<mailto:aujimori@midpen-housing.org>]  
**Sent:** Wednesday, October 12, 2016 3:18 PM  
**To:** Jurek, Anne, Env. Health <[Anne.Jurek@acgov.org](mailto:Anne.Jurek@acgov.org)>  
**Subject:** RE: Change in regulatory oversight designation for Case No. R03179 and GeoTracker Global ID T10000007202, Chestnut Square, 1625 Chestnut Street, Livermore, CA 94551

Hi Anne,

Thank you for sending the revised agreement.

I know you're busy, but Polo mentioned that the letter we discussed for the City, from ACDEH, will be sent out tomorrow. Is this still the case?

Thank you very much for your time, and we look forward to hearing from you.

Best,  
Allyson

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**From:** Jurek, Anne, Env. Health [<mailto:Anne.Jurek@acgov.org>]  
**Sent:** Wednesday, October 12, 2016 11:16 AM  
**To:** 'Colleen Lopez'  
**Cc:** [ejuranga@ci.livermore.ca.us](mailto:ejuranga@ci.livermore.ca.us); Apolonio Munoz; Allyson Ujimori; Roe, Dilan, Env. Health; Cox, Rebecca  
**Subject:** FW: Change in regulatory oversight designation for Case No. R03179 and GeoTracker Global ID T10000007202, Chestnut Square, 1625 Chestnut Street, Livermore, CA 94551

Hello Colleen,

Attached is the revised Voluntary Remedial Action Agreement. The signed agreement should be sent to the following address, which is the same address that the deposit and any future payments are sent: ACDEH Finance Department, 1131 Harbor Bay Parkway, Alameda, CA 94502.

If you have any questions, let me know.

Sincerely,

**Anne Jurek, M.S.**  
*Professional Technical Specialist II (Geology)*  
Alameda County Department of Environmental Health (ACDEH)  
1131 Harbor Bay Pkwy  
Alameda, CA 94502  
(510) 567-6721; Ext. 36721  
[anne.jurek@acgov.org](mailto:anne.jurek@acgov.org)

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**From:** Jurek, Anne, Env. Health  
**Sent:** Tuesday, October 11, 2016 3:22 PM  
**To:** 'Colleen Lopez' <[colleen.dblassociates@gmail.com](mailto:colleen.dblassociates@gmail.com)>

**Cc:** [ejuranga@ci.livermore.ca.us](mailto:ejuranga@ci.livermore.ca.us); Apolonio Munoz <[amunoz@midpen-housing.org](mailto:amunoz@midpen-housing.org)>; Allyson Ujimori <[aujimori@midpen-housing.org](mailto:aujimori@midpen-housing.org)>; Roe, Dilan, Env. Health <[Dilan.Roe@acgov.org](mailto:Dilan.Roe@acgov.org)>; Cox, Rebecca <[rlcox@cityoflivermore.net](mailto:rlcox@cityoflivermore.net)>

**Subject:** RE: Change in regulatory oversight designation for Case No. R03179 and GeoTracker Global ID T10000007202, Chestnut Square, 1625 Chestnut Street, Livermore, CA 94551

Hello Colleen,

Thank you for your email. I am in the process of finding out for you where the agreement should be sent.

I should note that the Voluntary Remedial Action Agreement (VRAA) that I sent as an attachment on October 5, 2016, did not include all of the addresses and parcel numbers for the site. I am in the process of having a revised VRAA drafted and hope to email this to you by today. Let me know if you have any questions.

Sincerely,

**Anne Jurek, M.S.**

*Professional Technical Specialist II (Geology)*

Alameda County Department of Environmental Health (ACDEH)

1131 Harbor Bay Pkwy

Alameda, CA 94502

(510) 567-6721; Ext. 36721

[anne.jurek@acgov.org](mailto:anne.jurek@acgov.org)

**From:** Colleen Lopez [<mailto:colleen.dblassociates@gmail.com>]

**Sent:** Tuesday, October 11, 2016 3:05 PM

**To:** Jurek, Anne, Env. Health <[Anne.Jurek@acgov.org](mailto:Anne.Jurek@acgov.org)>

**Cc:** [ejuranga@ci.livermore.ca.us](mailto:ejuranga@ci.livermore.ca.us); Apolonio Munoz <[amunoz@midpen-housing.org](mailto:amunoz@midpen-housing.org)>; Allyson Ujimori <[aujimori@midpen-housing.org](mailto:aujimori@midpen-housing.org)>; Roe, Dilan, Env. Health <[Dilan.Roe@acgov.org](mailto:Dilan.Roe@acgov.org)>; Cox, Rebecca <[rlcox@cityoflivermore.net](mailto:rlcox@cityoflivermore.net)>

**Subject:** Re: Change in regulatory oversight designation for Case No. R03179 and GeoTracker Global ID T10000007202, Chestnut Square, 1625 Chestnut Street, Livermore, CA 94551

Anne,

Can you please let us know where the agreement should be sent once it's signed? I'm waiting to hear back if the City has any changes.

Thank you,  
Colleen Lopez

On Thursday, October 6, 2016, Jurek, Anne, Env. Health <[Anne.Jurek@acgov.org](mailto:Anne.Jurek@acgov.org)> wrote:

Dear Mr. Uranga,

Based on Colleen Lopez's request, ACDEH is extending the date of your response to our directive regarding the change in regulatory oversight designation to Thursday, October 13, 2016. Please contact me or Dilan Roe with any concerns or questions.

Sincerely,

**Anne Jurek, M.S.**

*Professional Technical Specialist II (Geology)*

Alameda County Department of Environmental Health (ACDEH)

1131 Harbor Bay Pkwy

Alameda, CA 94502

(510) 567-6721; Ext. 36721

[anne.jurek@acgov.org](mailto:anne.jurek@acgov.org)

**From:** Colleen Lopez [mailto:[colleen.dblassociates@gmail.com](mailto:colleen.dblassociates@gmail.com)]

**Sent:** Wednesday, October 05, 2016 1:16 PM

**To:** Allyson Ujimori <[aujimori@midpen-housing.org](mailto:aujimori@midpen-housing.org)>

**Cc:** Apolonio Munoz <[amunoz@midpen-housing.org](mailto:amunoz@midpen-housing.org)>; Jurek, Anne, Env. Health <[Anne.Jurek@acgov.org](mailto:Anne.Jurek@acgov.org)>;  
[ejuranga@ci.livermore.ca.us](mailto:ejuranga@ci.livermore.ca.us)

**Subject:** Re: Change in regulatory oversight designation for Case No. R03179 and GeoTracker Global ID T10000007202, Chestnut Square, 1625 Chestnut Street, Livermore, CA 94551

Thanks for this Allyson.

Is it possible to ask the County for additional time for the City to respond? Eric is out of the office on Friday and attending a conference Monday-Wednesday next week so I'm not sure the 10th is doable.

Thanks,

Colleen

On Wednesday, October 5, 2016, Allyson Ujimori <[aujimori@midpen-housing.org](mailto:aujimori@midpen-housing.org)> wrote:

Good Afternoon Colleen,

I wanted to include you in the e-mail that Anne Jurek, from ACDEH, sent out this morning regarding Chestnut Square's potential regulatory oversight change. We met with ACDEH earlier this week to discuss the site and the environmental assessment. From this meeting, ACDEH recommended that the site go under the Voluntary Remedial Action Program. Anne's email below sums up the reasoning behind this recommended change.

Can you please work with Eric to review ACDEH's Voluntary Remedial Action Agreement? It looks like the County will want some sort of response by Monday, October 10.

Please let us know if you have any questions or if I can be of any assistance.

Thank you very much for your time,

Allyson

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**From:** Jurek, Anne, Env. Health [<mailto:Anne.Jurek@acgov.org>]  
**Sent:** Wednesday, October 05, 2016 10:01 AM  
**To:** 'ejuranga@ci.livermore.ca.us'  
**Cc:** Apolonio Munoz; Allyson Ujimori  
**Subject:** Change in regulatory oversight designation for Case No. R03179 and GeoTracker Global ID T1000007202, Chestnut Square, 1625 Chestnut Street, Livermore, CA 94551

Dear Mr. Uranga:

After reviewing the above referenced case, Alameda County Department of Environmental Health (ACDEH) has decided, due to the extent of non-petroleum impacts at the site and the ensuing redevelopment, to convert this case's regulatory oversight designation from a Leaking Underground Storage Tank (LUST) Cleanup Site to a Cleanup Program Site in the Voluntary Remedial Action Program, or VRAP. The State has determined sites with more substantial non-petroleum contamination cannot be managed in the LUST program.

Under the Voluntary Remedial Action Program, the Responsible Party enters into a Voluntary Remedial Action Agreement (VRAA) and is charged for the regulatory oversight performed by ACDEH. Attached is the VRAA, which requires your signature. If you have any questions, you can contact me or Dilan Roe, Chief of Land and Water Division at ACDEH ([dilan.roe@acgov.org](mailto:dilan.roe@acgov.org)). We request that you respond to this email correspondence by Monday, October 10, 2016.

Sincerely,

**Anne Jurek, M.S.**

*Professional Technical Specialist II (Geology)*

Alameda County Department of Environmental Health (ACDEH)

1131 Harbor Bay Pkwy

Alameda, CA 94502

(510) 567-6721; Ext. 36721

[anne.jurek@acgov.org](mailto:anne.jurek@acgov.org)

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Colleen M. Lopez

Senior Project Manager

DBL & Associates

***Please note: I will be out of the office beginning Monday, October 17th returning on Tuesday, October 25th. I will have limited access to email during this time.***

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Colleen M. Lopez  
Senior Project Manager  
DBL & Associates

***Please note: I will be out of the office beginning Monday, October 17th returning on Tuesday, October 25th. I will have limited access to email during this time.***



## DRAFT

October 13, 2016

Mr. Eric Uranga  
City of Livermore Economic Development  
1052 S. Livermore Avenue  
Livermore, CA 94550  
(Sent via email to: [ejuranga@ci.livermore.ca.us](mailto:ejuranga@ci.livermore.ca.us))

Subject: Status of Project Approval; Voluntary Remedial Program; Case No. RO0003179 and Geotracker Global ID T10000007202, 1625 Chestnut Street, Livermore, CA 94551

Dear Mr. Uranga:

Alameda County Department of Environmental Health (ACDEH) is providing regulatory oversight of the City of Livermore's proposed Chestnut Square residential redevelopment project located in Livermore, California. ACDEH's oversight is limited to evaluation of historic subsurface contamination at the site with respect to the proposed redevelopment project consisting of 72 affordable senior apartments, 42 affordable family apartments and 44 market rate town homes as presented in the 51 page plan set entitled "Chestnut Square MidPen Housing Corporation, Livermore, CA, Entitlement Package, Resubmittal #2, September 9, 2016". The site consists of five (5) parcels designated as Assessor Parcel Numbers 98-290-11-1, 98-290-6-7, 98-249-1-3, 98-249-1-5, and 98-249-1-4. ACDEH understands that the site will be reconfigured into three (3) parcels as part of the redevelopment process.

Site assessment activities are ongoing to evaluate soil, groundwater and soil gas contamination from historic onsite uses of the parcels as well as potential impacts from adjacent parcels. ACDEH met with representatives of MidPen Housing Corporation and ACC Environmental on October 3, 2016 to discuss the redevelopment project and site investigation results collected to date. Based on the meeting, ACDEH has requested preparation of a work plan to collect additional soil and soil gas data to assess potential risk to construction workers and residents associated with direct contact and vapor intrusion to indoor air.

During the October 3, 2016 MidPen Housing requested that ACDEH provide a letter to the city outlining the steps required to gain approval for redevelopment of the site. It is the understanding of ACDEH that the intent of this letter is to help facilitate start of the public participation process for the Initial Study/ Mitigated Negative Declaration required as part of the NEPA process for federal funds.

As the site assessment is incomplete at this point in time, ACDEH can only outline the steps that may be required to make a determination that historic subsurface contamination at the site does not present a risk to future construction workers and site occupants of the proposed buildings. These steps may include one or more of the following:

- Field investigation
- Human Health Risk Assessment
- Remedial Action Plan and Completion Report
- Site Management Plan

Upon completion of the requisite steps and submittal of the associated documentation, ACDEH will proceed with site closure. Please note that a 30 day public participation period is required for Remedial Action Plans and site closure notification.

Eric Uranga  
RO0003179  
October 13, 2016  
Page 2

The online case file is available for review at the following website:  
<http://www.acgov.org/aceh/index.htm>.

If you have any questions, please do not hesitate to call me at (510) 567-6721 or send me an electronic mail message at [anne.jurek@acgov.org](mailto:anne.jurek@acgov.org).

Sincerely,

Anne Jurek, M.S.  
Professional Technical Specialist II (Geology)

cc: Apolonio Munoz, MidPen Housing Corporation, 1970 Broadway Suite 440, Oakland, CA 94612 (Sent via email to: [amunoz@midpen-housing.org](mailto:amunoz@midpen-housing.org))

Colleen Lopez, (Sent via email to: [colleen.dblassociates@gmail.com](mailto:colleen.dblassociates@gmail.com))

Anne Jurek (sent via electronic mail to [anne.jurek@acgov.org](mailto:anne.jurek@acgov.org))

Dilan Roe (sent via electronic mail to [dilan.roe@acgov.org](mailto:dilan.roe@acgov.org))

Allyson Ujimori, MidPen Housing Corporation, 1970 Broadway Suite 440, Oakland, CA 94612 (Sent via email to: [aujimori@midpen-housing.org](mailto:aujimori@midpen-housing.org))

Ian Sutherland, ACC Environmental Consultants, 7977 Capwell Drive, Suite 100, Oakland, California 94621 (Sent via email to: [isutherland@accenv.com](mailto:isutherland@accenv.com))