

Detterman, Mark, Env. Health

From: Detterman, Mark, Env. Health
Sent: Thursday, November 03, 2016 10:37 AM
To: 'Stefanie Parrott'
Cc: Khatri, Paresh, Env. Health; Roe, Dilan, Env. Health
Subject: RE: 1125 mandela, again

Hi Stefanie,

I think it is good to hear that you're moving forward with site redevelopment; it will be good to see a vacant lot be put to good use. Your memory is correct in that Alameda County Department of Environmental Health (ACDEH) would need open a new environmental case within the VRAP (Voluntary Remedial Action Program) process to determine what residual contamination would be safe to leave, and what would need to be removed, for the specific redevelopment proposed, or to perhaps satisfy the liability concerns of any lenders involved. Because the case will eventually be closed to a specific redevelopment plan set (approved by the City of Oakland), and depending on where you are in the planning stage (you may only have a conceptual design at present), it would be good to plan a meeting once your architect has at least a conceptual plan design (If the plan set is further along, that would be better). You might want to wait until you have heard back from the City in regards to the zoning change, or perhaps not, depending on your needs. That initial meeting is to help identify or flesh out likely areas of concern with respect to health risks to the future occupants and the plan set, and would require you to sign a VRAP Review Agreement and pay \$1,000 so that we can set aside the time to review documents and meet. Any leftover funds would be transferred to the environmental case, or if you decided for some reason not to proceed, back to you. After that a VRAP Agreement would need to be signed, and an initial \$6,000 would be requested for our continued oversight of site investigations or cleanup by your environmental consultant. It would be good to include your environmental consultant in the initial meeting. Additional funds may be required, but again any leftover funds will be returned to you.

I've copied our Supervisor, Paresh Khatri, and our Chief, Dilan Roe, so that they know of your intent, and can get the forms needed out to you.

Should you have other questions, let me or us know.

Good luck with the project!

Mark Detterman
Senior Hazardous Materials Specialist, PG, CEG
Alameda County Department of 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: Stefanie Parrott [<mailto:spreal@comcast.net>]
Sent: Wednesday, November 02, 2016 4:53 PM
To: Detterman, Mark, Env. Health
Subject: 1125 mandela, again

hi mark.

i hope you'll remember me — you were kind enough to meet with me and my environmental guy, steve bitman, to review and discuss the status of the property at 1125 mandela parkway in oakland. i did move forward and

purchased the property. i went to the city planning department and they agreed that the site should be zoned to allow commercial and are currently going through the process of getting a zoning change approved. if all goes well it should be done by the end of the year, assuming the planning commission and council approve it.

i am contacting you because as i recall you said i would need to pay a fee to reopen (or start a new?) file for the property and get the ball rolling to get it approved through your office for development. i wanted to see what i need to do to get the ball rolling? as i understand it, i need to do this regardless of what the city zoning will allow or what i am going to build.

anyway, please let me know what the next steps are....

thank you, and i hope you've been doing well.

best,

SP

Stefanie Parrott

REAL ESTATE BROKER

T (510) 839.4737

F (510) 839.4747

www.spreal.com

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