

Jurek, Anne, Env. Health

From: Charles Long <charlesalong@gmail.com>
Sent: Wednesday, June 15, 2016 9:56 AM
To: Roe, Dilan, Env. Health
Cc: Dan Weis; matt@sqftventures.com; Jurek, Anne, Env. Health
Subject: Re: Regarding Voluntary Remedial Action Case No. RO0003187 and GeoTracker Global ID T10000007665, Postal Parking Lot Redevelopment, 585 22nd Street, Oakland, CA 94612
Attachments: Picture and map of development at 570 21st Street.pdf

Hi Dilan,

We will prepare a package of material that responds to the specifics of your request concerning the excavation and utilities and send it to you in the next few days. In the meantime, here is some information about our development plan and its entitlement status.

The 16,000 sf site at 585 22nd Street, which is the subject of the report we filed with you, will be merged with an adjacent 7,000 sf site at 570 21st Street to develop a 78 unit residential apartment project. Attached is a two page document with a picture of the elevation of the proposed building and some pictures and a map of the configuration of the merged parcels.

As you see, our project involves the relocation of two historical houses from the 7,000 sf site to an adjacent vacant site to the west.

The merged site has a "by-right" zoning entitlement for 78 units and only requires approval at the staff level of the project design. We filed a design review application for this project in mid-February. The site is in the Cathedral Historical District and as part of the design review, Oakland's Landmarks Preservation Advisory Board reviewed the project. Based on their comments at their meeting of June 13, we expect the staff to post a notice on the site this week allowing 17 days for any public comments. Thereafter, the city staff will issue a letter on the project disposition allowing 10 days for an appeal of the staff decision to the planning commission. We expect approval of the design to be effective by July 15.

We intend to file for a building permit in mid-August prior to the effective date of an increase in the Oakland development impact fees. Oakland has enacted a development impact fee increase of \$7,000 per residential unit effective September 1. If we are unable to file for a building permit prior to that date, the project will incur an increased cost of approximately \$546,000.

Please contact Dan Weiss or me with any additional questions that we will be discussing on June 28. We will send you the package on the excavation and utilities issues in the next few days.

Charlie Long

Charles A. Long Properties LLC
Junction Properties, LLC
2030 Manzanita Dr.
Oakland, CA 94611

775-742-9166

www.linkedin.com/in/charlesalongproperties

www.junctionprops.com

On Wed, Jun 15, 2016 at 8:46 AM, Roe, Dilan, Env. Health <Dilan.Roe@acgov.org> wrote:

Good Morning Everyone:

Prior to our meeting on June 28 at 10:30 please send us information about the proposed site redevelopment including a description of the project, where the project is at in the entitlement process and plans including sheets showing plan view and cross sections of the foundation and 1st floor development. Also, please prepare figures using the building plans as a base map with locations of borings and historical infrastructure related to site contamination on plan view sheets and cross sections showing the bottom of the proposed foundation relative to the depths of samples collected.

Dilan Roe, P.E.

Program Manager – Land Use Program, Local Oversight Program, & Voluntary Remedial Action Program

Alameda County Department of Environmental Health

1131 Harbor Bay Parkway

Alameda, CA

[510.567.6767](tel:510.567.6767); Ext. 36767

QIC: 30440

dilan.roe@acgov.org

From: Dan Weis [mailto:dweis@aec-env.com]

Sent: Tuesday, June 14, 2016 1:23 PM

To: 'Charles Long' <charlesalong@gmail.com>; Jurek, Anne, Env. Health <Anne.Jurek@acgov.org>

Cc: Roe, Dilan, Env. Health <Dilan.Roe@acgov.org>; matt@sqftventures.com

Subject: RE: Regarding Voluntary Remedial Action Case No. RO0003187 and GeoTracker Global ID T10000007665, Postal Parking Lot Redevelopment, 585 22nd Street, Oakland, CA 94612

Thanks Charlie. Anne, please let me know when this is confirmed. Thanks.

Dan

Daniel A. Weis, R.E.H.S.

Branch Manager - Western Regional Office

Advantage Environmental Consultants, LLC

145 Vallecitos De Oro, Suite 201

San Marcos, CA 92069

dweis@aec-env.com

Phone - [760.744.3363](tel:760.744.3363)

Fax - [760.744.3383](tel:760.744.3383)

Mobile - [760.275.9229](tel:760.275.9229)

www.aec-env.com

From: Charles Long [<mailto:charlesalong@gmail.com>]

Sent: Tuesday, June 14, 2016 7:20 AM

To: Jurek, Anne, Env. Health

Cc: Dan Weis; Roe, Dilan, Env. Health; matt@sqftventures.com

Subject: Re: Regarding Voluntary Remedial Action Case No. RO0003187 and GeoTracker Global ID T1000007665, Postal Parking Lot Redevelopment, 585 22nd Street, Oakland, CA 94612

Thank you, Anne. How about Tuesday, June 28 from 10:30 to noon? Dan Weis, who prepared our report, and I will attend.

In addition to discussing the results of the investigation, are there any more specific agenda items you can share with us in advance of the meeting?

As I mentioned on our phone call, we are planning to file for a building permit on the site in August to avoid the increase in development impact fees that will be effective in September.

Looking forward to meeting you on June 28 and, hopefully, finalizing the conclusions on the site.

Charlie Long

Charles A. Long Properties LLC

Junction Properties, LLC

2030 Manzanita Dr.

Oakland, CA 94611

[775-742-9166](tel:775-742-9166)

www.linkedin.com/in/charlesalongproperties

www.junctionprops.com

On Fri, Jun 10, 2016 at 12:00 PM, Jurek, Anne, Env. Health <Anne.Jurek@acgov.org> wrote:

Dear Mr. Long:

Alameda County Department of Environmental Health (ACDEH) staff has reviewed the case file for the above referenced site, including the Site Investigation Report, dated February 17, 2016, that was prepared on your behalf by Advantage Environmental Consultants, LLC. In the investigation, 10 soil borings were drilled. The report presents the results of the following: geotechnical analysis of soil samples; analysis of soil samples for hexavalent chromium; analysis of soil gas for volatile organic compounds (VOCs), including hexavalent chromium; and a human health risk assessment using the California Environmental Protection Agency (CalEPA) Office of Environmental Health Hazard Assessment (OEHHA) Johnson and Ettinger screening-level model to evaluate the potential risk of exposure to indoor vapors from VOCs to future users of the proposed building at the site. The report recommends that no further action be considered.

ACDEH staff requests a meeting at our office with you and the consultant to discuss the results of the investigation. We have the following dates and time frames available for the meeting:

Tuesday, June 28, between 10:30 am and 12 pm

Wednesday, June 29, 2016, between 1 and 5 pm

Thursday, June 30, between 9 am and 12 pm

When choosing a time frame, please allow for one and a half hours.

If you have any questions, please call me at [510-567-6721](tel:510-567-6721) or send me an e-mail message at anne.jurek@acgov.org.

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](tel:5105676721); Ext. 36721

anne.jurek@acgov.org

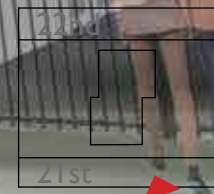


ARCHITECTURE
kahn design associates
kahndesignassociates.com

MASSING STUDIES v3.1



PRIMARY ENTRY ON 21ST STREET
(BLUE/GREY)



A010
585 22ND STREET
OAKLAND, CA
FEBRUARY 5, 2016

PICTURES OF EXISTING CONDITIONS ON PROJECT SITES 570 21ST STREET



The diagram shows the relocation of the historical houses to expand the development site to 23,000 sf. The houses will be relocated to an adjacent vacant lot owned by the current owner of the houses. The zoning code allows 78 units on the 23,000 sf site, but the sponsor intends to explore possible transfer of density from the vacant lot to the development site potentially increasing the units to as many as 80.