

Jurek, Anne, Env. Health

From: Dan Weis <dweis@aec-env.com>
Sent: Thursday, June 30, 2016 11:14 AM
To: 'Charles Long'; Roe, Dilan, Env. Health
Cc: 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: 585 22nd Street Exhibit.pdf

Hi Dilan and Anne. As a follow-up to Charlie's email from the 15th, I have worked with the project civil engineer to create the attached site plan for your review/use. The attached depicts the following:

-Subject property (585 22nd Street – APN 8-647-28-4) and western adjacent parcel (APN 8-647-13) with proposed first floor development design. There are no residential units on the first floor. The uses of the first floor will include drive access, parking stacker systems, storage rooms and mechanical rooms. Please note that the address on the site plan is 570 21st Street. This will be the address for the new development project.

-All prior soil boring locations and total depths of each boring.

-Location of the former underground storage tank system and excavation created during removal.

-Location of the former building used for engraving/plating.

-Area within the former building where engraving/plating processes occurred.

-Location of former office and parking lot area of the former engraving/plating business.

-Cross sectional diagram (bottom of page) depicting the building footing, parking stacker system and select soil boring locations. The depths of each boring are also shown by way of a vertical lines extending downward (5, 10 or 15 feet). You will see in the cross sectional diagram that all borings were drilled to depths below the future building footing and multiple borings were drilled below the total depths of the parking stacker system. The exhibit demonstrates that all areas of potential environmental concern were investigated and to appropriate vertical depths.

Please let us know if you have any questions or comments. I know that we are waiting to reschedule our meeting. Please let us know when you would like to get that on the books. Per Charlie's email, the development team is on a serious time crunch. With that being said, while we are 100% game to meet with ACDEH to discuss the project and investigation results, if the attached drawing and supplemental information provided to you by Charlie meets the needs of the ACDEH and will allow you to approve and concur with the recommendations in our February 17, 2016 Site Investigation Report, we obviously welcome that. Again, we are fine with meeting but if the loose ends relative to ACDEH concurrence can be tightened up by way of your review of the attached and some follow-up emails and/or phone calls, we would be fine with that as well. We will do whatever it takes to collaborate with ACDEH in efforts to seek your approval of the Site Investigation Report.

Dan

Daniel A. Weis, R.E.H.S.
Branch Manager - Western Regional Office
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From: Charles Long [mailto: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

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 of 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

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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

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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

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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

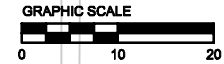
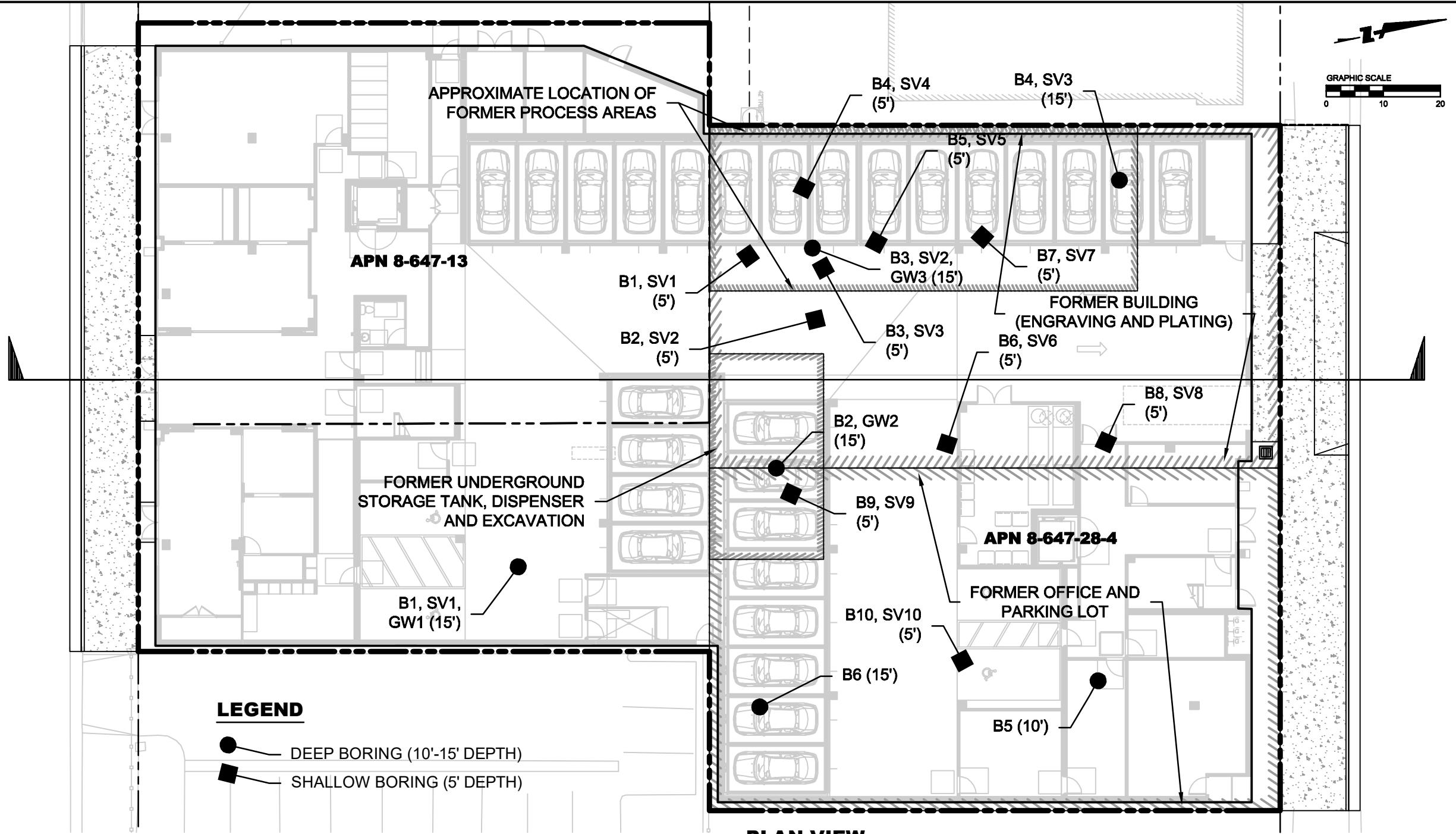
Alameda, CA 94502

[\(510\) 567-6721](tel:(510)567-6721); Ext. 36721

anne.jurek@acgov.org

DRAWING NAME: C:\Talus\15-07 22nd Street\Exhibits\Borings\16_0627 Borings.dwg
 PLOT DATE: 06-27-16 PLOTTED BY: Easton

21ST STREET

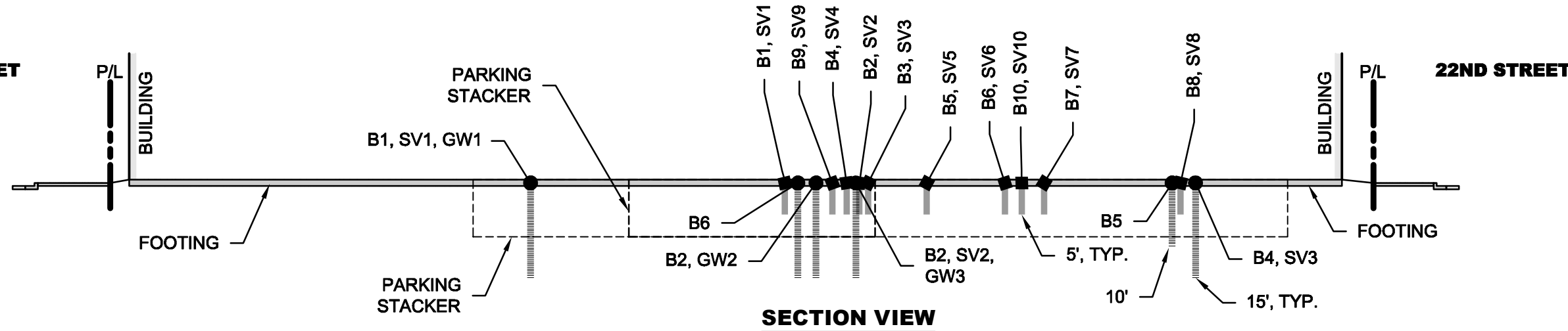


LEGEND

- DEEP BORING (10'-15' DEPTH)
- SHALLOW BORING (5' DEPTH)

PLAN VIEW

21ST STREET



SECTION VIEW

22ND STREET

**570 21ST STREET
 BORING SAMPLE LOCATIONS
 PLAN AND SECTION VIEW**



CALIFORNIA

ALAMEDA COUNTY

OAKLAND

| Revisions | |
|-----------------|----------|
| No. | Date |
| | 06/27/16 |
| | 1" = 20' |
| | 2015-07 |
| Drawing Number: | |