

Jurek, Anne, Env. Health

From: Dan Weis <dweis@aec-env.com>
Sent: Thursday, July 14, 2016 4:06 PM
To: Jurek, Anne, Env. Health; 'Charles Long'
Cc: Roe, Dilan, Env. Health; 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

Anne and Dilan. Thanks for meeting with Charlie and I today. That was productive and a great idea to meet in person. Anne, I will be in touch soon to schedule a subsequent meeting for the week of the 8th of August. In the meantime, could you please forward me over the information regarding the ACDEH pre-approved/evaluated vapor barrier products? Charlie and Matt would like to evaluate potentially incorporating a product in to the design of the future elevator pits even if it might not be needed.

Thanks.

Dan

Daniel A. Weis, R.E.H.S.
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From: Jurek, Anne, Env. Health [mailto:Anne.Jurek@acgov.org]
Sent: Wednesday, July 13, 2016 12:41 PM
To: 'Charles Long'
Cc: Dan Weis; Roe, Dilan, Env. Health; 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

Hello Charlie,

It appears to me that you provided all the information that Dilan requested in her June 15th email. If we notice that we need anything else, we will let you know. See you tomorrow.

Anne

Anne Jurek, M.S.
Professional Technical Specialist II (Geology)
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(510) 567-6721; Ext. 36721
anne.jurek@acgov.org

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

Sent: Thursday, June 30, 2016 4:04 PM

To: Jurek, Anne, Env. Health <Anne.Jurek@acgov.org>

Cc: Dan Weis <dweis@aec-env.com>; 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

Great. Thanks, Anne.

We are confirmed for July 14, 2016 at ACDEH offices 9:30 to 11:30.

Do you need any additional info before the meeting?

Charlie

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On Thu, Jun 30, 2016 at 2:15 PM, Jurek, Anne, Env. Health <Anne.Jurek@acgov.org> wrote:

I scheduled the meeting between 9:30 am and 11:30 am on Thursday July 14, 2016.

Anne Jurek, M.S.

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

Sent: Thursday, June 30, 2016 1:30 PM

To: Jurek, Anne, Env. Health <Anne.Jurek@acgov.org>

Cc: Dan Weis <dweis@aec-env.com>; 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

Hi Anne,

Could we plan on July 14 at 9:30? That way we don't have to scramble to reschedule if you and Dilan end up getting called.

I think we have responded to all your requests for additional info, but please review what you have from us and tell us if you need more info in advance of the meeting.

Charlie

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On Thu, Jun 30, 2016 at 12:55 PM, Jurek, Anne, Env. Health <Anne.Jurek@acgov.org> wrote:

Hello Dan, Matt, and Charlie,

Thank you for the attached site plan, we will review it.

As it turns out, Dilan and I have jury duty at approximately the same time next week. Even though a cancellation is possible, we would like to go ahead and tentatively schedule the meeting next week. Here are the available dates and time frames. Please allow for about two hours:

Thursday, July 7, 3 pm to 5 pm

Friday, July 8, between 11 am and 4 pm

An available day and time frame during the following week is as follows:

Thursday, July 14, between 9 am and 5 pm.

Let me know what works best for you. Thank you.

Anne Jurek, M.S.

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

Sent: Thursday, June 30, 2016 11:14 AM

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

Cc: matt@sqftventures.com; Jurek, Anne, Env. Health <Anne.Jurek@acgov.org>

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 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

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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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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

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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.

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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 T10000007665, 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.

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