

Detterman, Mark, Env. Health

From: Vollmann, Peterson [PVollmann@oaklandnet.com]
Sent: Tuesday, November 24, 2015 11:34 AM
To: Alexis Gevorgian; Roe, Dilan, Env. Health
Cc: Macenski, Trevor; John Gooding; Stuart Solomon; Michael Colbruno; Amanda Locke; Lee, Heather; Detterman, Mark, Env. Health
Subject: RE: Oakland International - COUNTY CLOSURE ISSUE

No, the site has not been cleared for the proposed use. That is the problem. The site is on a State list that prevents the use of a Categorical Exemption, which I have verified with CalEPA. They had stated that while the case is closed, the restrictions placed on residential uses by the County (or further review required by the County prior to allowing residential uses) precludes the use of any Categorical Exemption. The case must be re-opened so that the County can finish their review and clear the site for the proposed residential development. If they can finish their review and conclude the proposed residential project is okay, then we can potentially use an in-fill exemption provided that all of the other remaining criteria are met. If you do not wish to proceed with the County we can initiate an Environmental Review application with the City and proceed with an EIR or potentially a Mitigated Negative Declaration pending the overall review of the proposal.

Peterson Z. Vollmann, Planner III | City of Oakland | Bureau of Planning | 250 Frank H. Ogawa, Suite 2114 | Oakland, CA 94612 | Phone: (510)238-6167 | Fax: (510) 238-4730 | Email: pvollmann@oaklandnet.com | Website: www.oaklandnet.com/planning

From: Alexis Gevorgian [mailto:agevorgian@amgland.com]
Sent: Tuesday, November 24, 2015 10:23 AM
To: Vollmann, Peterson; dilan.roe@acgov.org
Cc: Macenski, Trevor; John Gooding; Stuart Solomon; Michael Colbruno; Amanda Locke; Lee, Heather; mark.detterman@acgov.org
Subject: RE: Oakland International - COUNTY CLOSURE ISSUE

Pete, post our call this morning, I just want to confirm what we are trying to accomplish here.

As a layperson, here is my understanding is in terms of what we are trying to accomplish. The site is clean for the purposes of our use. However, because we do not have an open case for the monitoring and oversight of our particular project, we must open a case in order for the County to monitor and oversee our project. Note that we are not on the Cortese List and we are still of the opinion that we really do not need to open a case, but will open one due to the a technical issue in which the County cannot oversee and monitor our project without opening a case. By opening a case, no new reports or work are going to be done.

I just want to make sure that by opening a case it will not trigger any change for the CEQA process / environmental review by the City of Oakland. These are very technical issues that are way over my head and I just want to make sure that by opening a case we will not have new requirements that will delay our project.

Dilan, do you have any comments before we sign and send you the attached?

Thanks very much for your cooperation.

Alexis M. Gevorgian

AMG & Associates, LLC
16633 Ventura Blvd, Suite 1014
Encino, CA 91436

Phone (818) 380-2600 Ext. 14
Fax (818) 380-2603
Cell (818) 317-4168
E-Mail agevorgian@amgland.com

From: Vollmann, Peterson [mailto:PVollmann@oaklandnet.com]
Sent: Monday, November 23, 2015 1:20 PM
To: Stuart Solomon; 'Alexis Gevorgian'
Cc: 'Macenski, Trevor'; 'John Gooding'; 'Michael Colbruno'; 'Amanda Locke'; Lee, Heather; dilan.roe@acgov.org;
mark.detterman@acgov.org
Subject: RE: Oakland International - COUNTY CLOSURE ISSUE

I did speak with her the other day and she stated that the case should be re-opened so that the work by the County reviewing the site to allow for residential uses can be completed.

Peterson Z. Vollmann, Planner III | City of Oakland | Bureau of Planning | 250 Frank H. Ogawa, Suite 2114 | Oakland, CA 94612 | Phone: (510)238-6167 | Fax: (510) 238-4730 | Email: pvollmann@oaklandnet.com | Website: www.oaklandnet.com/planning

From: Stuart Solomon [mailto:stuart@phase-1environmental.com]
Sent: Friday, November 20, 2015 9:38 AM
To: Vollmann, Peterson; 'Alexis Gevorgian'
Cc: 'Macenski, Trevor'; 'John Gooding'; 'Michael Colbruno'; 'Amanda Locke'; Lee, Heather; dilan.roe@acgov.org;
mark.detterman@acgov.org
Subject: RE: Oakland International - COUNTY CLOSURE ISSUE

Hi Pete.

Just checking to see if you were able to talk with Dilan yet, and what our next move should be.
Thanks Pete, Stuart

Phase-1 Environmental Services

Stuart G. Solomon, CEO
(831) 422-2290 -O
(408) 406-3850 -C
www.Phase-1environmental.com

From: Vollmann, Peterson [mailto:PVollmann@oaklandnet.com]
Sent: Wednesday, November 18, 2015 10:28 AM
To: Alexis Gevorgian; Stuart Solomon
Cc: Macenski, Trevor; John Gooding; Michael Colbruno; Amanda Locke; Lee, Heather; dilan.roe@acgov.org;
mark.detterman@acgov.org
Subject: RE: Oakland International - COUNTY CLOSURE ISSUE

Alexis-

I don't have any time available this week. I spoke with Stuart Solomon and I have placed a call to Dilan Roe with the County. Let me see how that goes and I will let you know if we need a meeting.

Peterson Z. Vollmann, Planner III | City of Oakland | Bureau of Planning | 250 Frank H. Ogawa, Suite 2114 | Oakland, CA 94612 | Phone: (510)238-6167 | Fax: (510) 238-4730 | Email: pvollmann@oaklandnet.com | Website: www.oaklandnet.com/planning

From: Alexis Gevorgian [<mailto:agevorgian@amgland.com>]
Sent: Tuesday, November 17, 2015 6:21 PM
To: Stuart Solomon
Cc: Macenski, Trevor; John Gooding; Vollmann, Peterson; Michael Colbruno; Amanda Locke; Lee, Heather; dilan.roe@acgov.org; mark.detterman@acgov.org
Subject: RE: Oakland International - COUNTY CLOSURE ISSUE

Stuart, clearly this is a complex case and we don't expect you to not question our findings. As Stuart suggests, I agree that we should meet in person to discuss the details and answer any questions that you may have. I am available on Thursday or early Friday to meet in your office with Stuart. Please let us know. Thanks,

Alexis M. Gevorgian
AMG & Associates, LLC
16633 Ventura Blvd, Suite 1014
Encino, CA 91436

Phone (818) 380-2600 Ext. 14
Fax (818) 380-2603
Cell (818) 317-4168
E-Mail agevorgian@amgland.com

From: Stuart Solomon [<mailto:stuart@phase-1environmental.com>]
Sent: Tuesday, November 17, 2015 5:13 PM
To: 'Vollmann, Peterson'; 'Alexis Gevorgian'
Cc: 'Macenski, Trevor'; 'John Gooding'; 'Michael Colbruno'; 'Amanda Locke'; 'Lee, Heather'; dilan.roe@acgov.org; mark.detterman@acgov.org
Subject: RE: Oakland International - COUNTY CLOSURE ISSUE

Hi Pete.

Thank you for your response. I realize that this site and its history is confusing and would like to help clarify issues the best I can. I welcome and encourage a call from you, as I have an extensive background with the site and its history.

First, RO0000966 and RO0002964 are the same cases (10500 International Blvd.). Here is the Site History written by the County on GeoTracker for the 10500 site (highlights added):

RO0002964 was opened by Alameda County Environmental Health (ACEH) in 2007 in conjunction with a proposed residential development on ten commercial parcels (APN 47-5509-41, 47-5519-5-2, 47-5509-10, 47-5509-9-1, 47-5509-7, 47-5509-6, 47-5509-5, 47-5509-4, 47-5509-3, and 47-5509-1-1).

Case opening was triggered due to a provision recorded in Alameda County Environmental Health's August 14, 1998 closure of former Fuel Leak Case No. **RO0000966**, Lloyd Wise Honda Nissan site, located at 10500 International Boulevard, Oakland (APN 47-5509-41) requiring evaluation of residual contamination left in place if the site was redeveloped. This site previously contained a 2,000-gallon gasoline underground storage tank (UST) and a 550 gallon waste-oil UST which were removed in February 1993.

Documents in the **RO0002964** case file contain information collected during (1) investigation and cleanup of the former Fuel Leak Case No. **RO0000966**, Lloyd Wise Honda Nissan (APN-47-5509-41), and (2) during a voluntary cleanup

agreement with the Oakland Unified School District and the Environmental Protection Agency, Department of Toxic Substances Control in 2001 in conjunction with a formerly proposed redevelopment project of a larger area in the vicinity of the site (including the 10 parcels owned by Bartarse) as a school property.

Plans for the proposed 2007 residential redevelopment project have been withdrawn and since no additional investigation activities were conducted in association with the proposed project, the case is closed with the same provision recorded in Alameda County Environmental Health's August 14, 1998 closure of former Fuel Leak Case No. **RO0000966**, Lloyd Wise Honda Nissan site, located at 10500 International Boulevard, Oakland (APN 47-5509-41) requiring evaluation of residual contamination left in place if the site was redeveloped

Please keep in mind that the above refers only to the 10500 International Blvd. property that is not planned to change from commercial to residential occupancy. It remains commercial.

Case No. **RO0003151** did not involve the 10500 parcel, but rather addressed the nine other contiguous parcels along 105th Ave. including the 10550 International Blvd. parcel. These 9 parcels are where residential development has been proposed by AGM. Here is the Site History written by the County on GeoTracker for the **RO0003151** sites (highlights added):

A case has been opened in the Alameda County Environmental Health Voluntary Cleanup Program to evaluate a site consisting of nine parcels for potential unrestricted land use. Land use at the site historically has been both commercial and residential. The nine contiguous parcels are proposed to be redeveloped with a residential land use scenario. In early to mid 2001, a substantial site investigation was conducted under DTSC oversight for the potential redevelopment of the parcels, and additional parcels not a part of this case, into a school site. This included one additional parcel to the west of the nine current parcels of interest, and a number of parcels to the north of 105th Avenue. That redevelopment did not occur.

An earlier voluntary cleanup case (**RO0002964**) was opened and closed in association with a previous proposed redevelopment that was also not constructed.

In early to mid 2015 an additional investigation was conducted in conjunction with the remedial excavation of five areas of concern. Addresses subject to this closure include 1424, 1500, 1510, 1520, 1528 - 1536, 1544 - 1550, and 1560 / 1570 105th Avenue, and 10550 International Blvd. 10500 International Blvd is specifically associated with case **RO0000966** or T0600101676; that closure has not been superseded by another closure.

Site Management Requirements - Motor oil contaminants are documented to be present beneath the site at four locations at concentrations above RWQCB ESLs for TPH as motor oil (taste, odor and solubility) of 100 milligrams per kilogram (mg/kg); however, are significantly below the direct contact ESL of 100,000 mg/kg. The locations appear to be limited in extent and depth and the concentrations do not represent a significant environmental concern for the site. At the time of redevelopment, the contaminants can be managed with an ACEH approved Site Management Plan.

If a change in land use to any residential, or conservative land use, or if any redevelopment occurs, Alameda County Environmental Health (ACEH) must be notified as required by Government Code Section 65850.2.2. ACEH will re-evaluate the site relative to the proposed redevelopment.

Excavation or construction activities in areas of residual contamination require planning and implementation of appropriate health and safety procedures by the responsible party prior to and during excavation and construction activities.

This site is to be entered into the City of Oakland Permit Tracking System due to the residual contamination on site.

Not all historic documents for the fuel leak case may be available on GeoTracker. A complete case file for this site is located on the Alameda County Environmental Health website at: <http://ehgis.acgov.org/dehpublic/dehpublic.jsp>.

Key notes to this "third" case (RO0003151) are as follows:

1. None of the 9 parcels of 3151 were ever agency “cases”. They only became “cases” when the Property was proposed to be redeveloped for school occupancy in 2001 (which fell through), and then again in 2007 for a residential development (which also fell through).
2. The DTSC performed an extensive environmental investigation at the site in preparation for school occupancy. They identified 5 areas on site requiring remedial action if school occupancy was to take place. Environmental standards for school occupancy are higher than they are for residential.
3. Case 3151 was opened by the Property owner in 2014 under the County’s Voluntary Cleanup Program. The cleanup performed in this case was in the exact areas identified by the DTSC to meet their school occupancy standards. As is shown on the GeoTracker Site History; all of these areas were remediated to “significantly below” the residential standards for direct exposure.
4. The County states that; “The locations appear to be limited in extent and depth and the concentrations do not represent a significant environmental concern for the site.” The County Closed this case in August 2015, with their stipulations being; that they be notified if and when redevelopment occurs, and; At the time of redevelopment, they want an approved Site Management Plan in place for worker safety, and that specifies how any new discovery of environmental issues will be handled. SMPs are, of course, are common for this type of development.

Alexis will be in town Thursday and Friday this week. Could we meet with you and discuss this? 4 PM Thursday would work perfectly for Alexis, and I will also be in Oakland Thursday afternoon. Please let us know if this would work for you, and thank you, Pete, for your help.

Stuart

Phase-1 Environmental Services

Stuart G. Solomon, CEO

(831) 422-2290 -O

(408) 406-3850 -C

www.Phase-1environmental.com

From: Vollmann, Peterson [<mailto:PVollmann@oaklandnet.com>]

Sent: Tuesday, November 17, 2015 12:36 PM

To: Stuart Solomon; 'Alexis Gevorgian'

Cc: 'Macenski, Trevor'; 'John Gooding'; 'Michael Colbruno'; 'Amanda Locke'; Lee, Heather; dilan.roe@acgov.org; mark.detterman@acgov.org

Subject: RE: Oakland International - COUNTY CLOSURE ISSUE

Stuart-

You are citing two different cases. The case that was included in the closure letter with the restriction was case number RO0002964 and not RO0000966 which you have cited in the map of the site you put together. The CalEPA site has the case number RO0002964 being for analysis of a proposed residential development on ten lots with the restriction on changes of land use to residential. In addition, there is a third case on the site that was closed, also with a restriction on land use changes to residential, under case number RO0003151. This case clearly states that it is having to do with the other parcels down along 105th Avenue and not just the Lloyd-Wise Nissan site at 10500 International. This case looks

like it is being handled by Mark Detterman with the County. Please see the screen shots below about the two cases that I am referring to.



GeoTracker Home Tools Reports Information SWRCB Home

BATARSE RESIDENTIAL DEVELOPMENT (SLT19715036) - (MAP)

10500 INTERNATIONAL
OAKLAND, CA 94603
ALAMEDA COUNTY
CLEANUP PROGRAM SITE
[PRINTABLE CASE SUMMARY](#) / [CSM REPORT](#)

Summary Cleanup Action Report Regulatory Activities Environmental Data (ESI) Site Maps / Documents Con

Regulatory Profile

CLEANUP STATUS - [DEFINITIONS](#)
COMPLETED - CASE CLOSED AS OF 4/16/2014 - [CLEANUP STATUS HISTORY](#)
POTENTIAL CONTAMINANTS OF CONCERN
GASOLINE
FILE LOCATION
ALL FILES ARE ON GEOTRACKER OR IN THE LOCAL AGENCY DATABASE
DWR GROUNDWATER SUB-BASIN NAME
Santa Clara Valley - East Bay Plain (2-9.04)

Post Closure Site Management Requirements
NOTIFY PRIOR TO CHANGE IN LAND USE
NOTIFY PRIOR TO DEVELOPMENT

Future Land Use Reported at Closure
COMMERCIAL

Site History
RO0002964 was opened by Alameda County Environmental Health (ACEH) in 2007 in conjunction with a proposed residential development (5509-4, 47-5509-3, and 47-5509-1-1).
Case opening was triggered due to a provision recorded in Alameda County Environmental Health's August 14, 1998 closure (5509-41) requiring evaluation of residual contamination left in place if the site was redeveloped. This site previously contained gasoline.
Documents in the RO0002964 case file contain information collected during (1) investigation and cleanup of the former Fuel Leak Case No. RO0000966, Lloyd Wise Honda Nissan site, located at the intersection of Alameda and Alameda Street, as a school property.
Plans for the proposed 2007 residential redevelopment project have been withdrawn and since no additional investigation was conducted, Alameda County Environmental Health's August 14, 1998 closure of former Fuel Leak Case No. RO0000966, Lloyd Wise Honda Nissan site was redeveloped.

BATARSE REDEVELOPMENT (T1000006347) - (MAP)

1424 - 1560 105TH AVENUE & 10550 INTERNATIONAL BLVD
OAKLAND, CA 94603
ALAMEDA COUNTY
CLEANUP PROGRAM SITE
[PRINTABLE CASE SUMMARY](#) / [CSM REPORT](#)

[Summary](#)[Cleanup Action Report](#)[Regulatory Activities](#)[Environmental Data \(ESI\)](#)[Site Maps / Documents](#)[Cor](#)**Regulatory Profile****CLEANUP STATUS** - [DEFINITIONS](#)**COMPLETED - CASE CLOSED AS OF 8/27/2015** - [CLEANUP STATUS HISTORY](#)**POTENTIAL CONTAMINANTS OF CONCERN**

ARSENIC, CHROMIUM, GASOLINE, LEAD, TOTAL PETROLEUM HYDROCARBONS (TPH), WASTE OIL / MOTOR / HYDRAULIC / LUBRICATING

FILE LOCATION

ALL FILES ARE ON GEOTRACKER OR IN THE LOCAL AGENCY DATABASE

DWR GROUNDWATER SUB-BASIN NAME

Santa Clara Valley - East Bay Plain (2-9.04)

Post Closure Site Management Requirements

NOTIFY PRIOR TO CHANGE IN LAND USE
NOTIFY PRIOR TO DEVELOPMENT
PERFORM H&S PLAN PRIOR TO SUBSURFACE WORK

Future Land Use Reported at Closure

COMMERCIAL
RESIDENTIAL

Site History

A case has been opened in the Alameda County Environmental Health Voluntary Cleanup Program to evaluate a site consisting of nine contiguous parcels are proposed to be redeveloped with a residential land use scenario. In early to mid 2001, a subpart of this case, into a school site. This included one additional parcel to the west of the nine current parcels of interest, ;

An earlier voluntary cleanup case (RO0002964) was opened and closed in association with a previous proposed redevelopment

In early to mid 2015 an additional investigation was conducted in conjunction with the remedial excavation of five areas of 10550 International Blvd. 10500 International Blvd is specifically associated with case RO0000966 or T0600101676; that c

Site Management Requirements - Motor oil contaminants are documented to be present beneath the site at four locations are significantly below the direct contact ESL of 100,000 mg/kg. The locations appear to be limited in extent and depth and be managed with an ACEH approved Site Management Plan.

If a change in land use to any residential, or conservative land use, or if any redevelopment occurs, Alameda County Environmental Health will require the proposed redevelopment.

Excavation or construction activities in areas of residual contamination require planning and implementation of appropriate

This site is to be entered into the City of Oakland Permit Tracking System due to the residual contamination on site.

Not all historic documents for the fuel leak case may be available on GeoTracker. A complete case file for this site is located

Peterson Z. Vollmann, Planner III | City of Oakland | Bureau of Planning | 250 Frank H. Ogawa, Suite 2114 | Oakland, CA 94612 | Phone: (510)238-6167 | Fax: (510) 238-4730 | Email: pvollmann@oaklandnet.com | Website: www.oaklandnet.com/planning

From: Stuart Solomon [<mailto:stuart@phase-1environmental.com>]
Sent: Tuesday, November 17, 2015 11:51 AM
To: Vollmann, Peterson; 'Alexis Gevorgian'
Cc: 'Macenski, Trevor'; 'John Gooding'; 'Michael Colbruno'; 'Amanda Locke'; Lee, Heather
Subject: RE: Oakland International - COUNTY CLOSURE ISSUE

Hi Pete.

This is in response to your Item 7 below. We have attached a map of the proposed AMG project, showing the relative parcels on site and areas of the proposed development, along with a copy of the official Alameda County Health Care Services Closure Letter for the 10500 International Blvd. Please note that the County Closed the 10500 case with no restrictions - as long as it remains under commercial occupancy and there are no additions or significant physical changes made. As shown on the map, this parcel is not part of the planned residential development, and other than cosmetics, there are no changes planned for the building on 10500.

The County could confirm this by issuing another letter, but since there is no “case” open today to bill their time against, there is no mechanism within their system that permits them to perform any work. It would require Alexis opening a new “case” to get it done. However, the County can only open new cases when some kind of remediation is necessary at the site. In this case, there is nothing necessary to be done.

To avoid this (including the \$6,000 deposit required to do so), perhaps you could contact Dilan Roe (Program Manager and who signed the Closure Letter) directly. Dilan is at (510) 567-6767. Thank you very much for your help, Pete.

Stuart Solomon

Phase-1 Environmental Services

Stuart G. Solomon, CEO

(831) 422-2290 -O

(408) 406-3850 -C

www.Phase-1environmental.com

From: Vollmann, Peterson [<mailto:PVollmann@oaklandnet.com>]
Sent: Tuesday, November 10, 2015 11:11 AM
To: Alexis Gevorgian
Cc: Stuart Solomon; Macenski, Trevor; John Gooding; Michael Colbruno; Amanda Locke; Lee, Heather (HLee@oaklandcityattorney.org)
Subject: RE: Oakland International - COUNTY CLOSURE ISSUE

Alexis-

Please see my responses below:

Item #1

I did get the TPM, but it now shows the lots being merged into three lots versus one as previously discussed. Are the commercial buildings still being included as part of the development? I would like for that to be clarified.

Item #2

Please see what justifications have been provided for past projects that have requested concessions as an example of what we are looking for.

Item #3

I am looking into this to see if this provision trumps our Municipal Code. My understanding was that our recent Planning Code update had brought our Code into compliance with the State provisions.

Item #4

Bicycle parking is a requirement under our Planning Code and we need to see that there will be a way for the minimum requirements to be met. Short term bike parking can be provided along the sidewalk in racks, and long term needs to be provided in a secure manner. I would like to see the storage systems that are proposed to ensure that these minimum requirement can be met.

Item #5

This comment was not about whether or not windows would open over property lines, but rather building code requirements that limit the amount of openings within close proximity to property lines. I went over the plans with Building services and it looks like there may be issues with how close operable windows are to the property line.

Item #6

I spoke with Fire and they said that the AMMR was given the go ahead for the proposed truck turnaround dealing with the long dead end street. I still want this information provided so that we can determine that 26 feet clear can be provided without the need to red curb both sides of 105th Avenue.

Item #7

I look forward to receiving this letter form the County stating that no remediation would be required to permit residential uses on the site. This is necessary since there was a limitation placed upon the property in the April 14, 2014 letter stating that the closure of the site is upon the basis for the current commercial use only (see attached).

Peterson Z. Vollmann, Planner III | City of Oakland | Bureau of Planning | 250 Frank H. Ogawa, Suite 2114 | Oakland, CA 94612 | Phone: (510)238-6167 | Fax: (510) 238-4730 | Email: pvollmann@oaklandnet.com | Website: www.oaklandnet.com/planning

From: Alexis Gevorgian [<mailto:agevorgian@amgland.com>]

Sent: Monday, November 09, 2015 7:00 PM

To: Vollmann, Peterson
Cc: Stuart Solomon; Macenski, Trevor; John Gooding; Michael Colbruno; Amanda Locke
Subject: Oakland International - COUNTY CLOSURE ISSUE
Importance: High

Pete, with the exception of the closure letter from Alameda County Health, we have responded to all the issues you raised in your letter. We look forward to getting a response to our letter.

With respect to the closure letter under the jurisdiction of Alameda County Health, I would like to suggest a meeting this week so that we can explain the particulars. There seems to be a major misunderstanding on the closure letter and the fact that we have been approved to proceed.

Are you available for a meeting this week with Stuart and Trevor to discuss the topic? Please let me know. Thanks,

Alexis M. Gevorgian
AMG & Associates, LLC
16633 Ventura Blvd, Suite 1014
Encino, CA 91436

Phone (818) 380-2600 Ext. 14
Fax (818) 380-2603
Cell (818) 317-4168
E-Mail agevorgian@amgland.com

From: Vollmann, Peterson [mailto:PVollmann@oaklandnet.com]
Sent: Friday, October 30, 2015 1:04 PM
To: Alexis Gevorgian
Subject: RE: Oakland International - Post Meeting Follow Up

I sent out a letter on Monday or Tuesday I believe. After you get a chance to review give me a call and we can discuss.

Peterson Z. Vollmann, Planner III | City of Oakland | Bureau of Planning | 250 Frank H. Ogawa, Suite 2114 | Oakland, CA 94612 | Phone: (510)238-6167 | Fax: (510) 238-4730 | Email: pvollmann@oaklandnet.com | Website: www.oaklandnet.com/planning

From: Alexis Gevorgian [mailto:agevorgian@amgland.com]
Sent: Friday, October 30, 2015 11:32 AM
To: Vollmann, Peterson
Subject: RE: Oakland International - Post Meeting Follow Up

Hello Pete, any news from the City Attorney as to where we stand on the hazards clearance? Also, I assume that we will get design comments soon. Is there anything that you need from us?

Thanks for your time and have a good weekend.

Alexis M. Gevorgian
AMG & Associates, LLC
16633 Ventura Blvd, Suite 1014
Encino, CA 91436

Phone (818) 380-2600 Ext. 14
Fax (818) 380-2603
Cell (818) 317-4168
E-Mail agevorgian@amgland.com

From: Vollmann, Peterson [mailto:PVollmann@oaklandnet.com]
Sent: Monday, October 26, 2015 1:07 PM
To: Alexis Gevorgian
Subject: RE: Oakland International - Post Meeting Follow Up

Alexis-

I also wanted you to know that I did receive the check in the mail last week that you sent for the fees that were due and I submitted it to the cashier last week to make the application active.

Peterson Z. Vollmann, Planner III | City of Oakland | Bureau of Planning | 250 Frank H. Ogawa, Suite 2114 | Oakland, CA 94612 | Phone: (510)238-6167 | Fax: (510) 238-4730 | Email: pvollmann@oaklandnet.com | Website: www.oaklandnet.com/planning

From: Alexis Gevorgian [mailto:agevorgian@amgland.com]
Sent: Sunday, October 25, 2015 8:03 PM
To: Vollmann, Peterson
Subject: RE: Oakland International - Post Meeting Follow Up

Hello Pete, any news on the design comments? Thanks.

Alexis M. Gevorgian
AMG & Associates, LLC
16633 Ventura Blvd, Suite 1014
Encino, CA 91436

Phone (818) 380-2600 Ext. 14
Fax (818) 380-2603
Cell (818) 317-4168
E-Mail agevorgian@amgland.com

From: Vollmann, Peterson [mailto:PVollmann@oaklandnet.com]
Sent: Wednesday, October 07, 2015 5:07 PM
To: Alexis Gevorgian
Cc: Michael Colbruno; John Gooding; Macenski, Trevor
Subject: RE: Oakland International - Post Meeting Follow Up

Alexis-

Please see the attached project fees. You can call the cashier at 510-238-4774 to pay or come in person to pay by check.

I will speaking with the attorney this week to discuss the hazmat issues and I will plan on trying to get this under review in the next couple of weeks.

Invoice Detail

Permit ID #: PLN15292

Invoice #: 2134414

Invoice Date: 10/07/2015 17:05:52

Period	Fee Item	Qty	Fee
FINAL	Deposit for Noticing Sign	1	\$50.00
FINAL	Environmental Exemption	10,037.5	\$10,037.50
FINAL	Environmental Exemption	1	\$1,027.00
FINAL	Notification Fee	1,105	\$1,105.00
FINAL	Plan Check for New Construction	1	\$658.00
FINAL	Regular Design Review	1,450	\$1,450.00
FINAL	Surcharge for New Residential Units	1,697	\$1,697.00
FINAL	Technology Enhancement Fee	1	\$838.66
FINAL	Records Management	1	\$1,517.58

Total Fee: \$18,380.74

Peterson Z. Vollmann, Planner III | City of Oakland | Bureau of Planning | 250 Frank H. Ogawa, Suite 2114 | Oakland, CA 94612 | Phone: (510)238-6167 | Fax: (510) 238-4730 | Email: pvollmann@oaklandnet.com | Website: www.oaklandnet.com/planning

From: Alexis Gevorgian [<mailto:agevorgian@amgland.com>]
Sent: Sunday, October 04, 2015 1:32 PM
To: Vollmann, Peterson
Cc: Michael Colbruno; John Gooding; Macenski, Trevor
Subject: RE: Oakland International - Post Meeting Follow Up

Hello Pete, any news on from the City Attorney? Perhaps we can follow up with him or her.

Also, please let us know if you have any comments on the design so that we can make the changes immediately.

Thanks,

Alexis M. Gevorgian
AMG & Associates, LLC
16633 Ventura Blvd, Suite 1014
Encino, CA 91436

Phone (818) 380-2600 Ext. 14
Fax (818) 380-2603
Cell (818) 317-4168
E-Mail agevorgian@amgland.com

From: Vollmann, Peterson [mailto:PVollmann@oaklandnet.com]
Sent: Monday, September 28, 2015 9:33 AM
To: Alexis Gevorgian
Cc: Michael Colbruno; John Gooding; Macenski, Trevor (Trevor.Macenski@stantec.com)
Subject: RE: Oakland International - Post Meeting Follow Up

I'm still awaiting word from our City Attorney with regard to the site contamination issues.

For the fees I am still awaiting the finalized scope of work (with consultant fees) on the CEQA end from Stantec so I can process your fee.

From the Fire Bureau side I need to work out what the process is with them. Have you actually filed for an AMR request through building yet on the dead end street and fire apparatus issue? This may not have to happen just yet if you haven't. We are restarting a process that allows different City Departments to review development permits and provide official comments. There will be a fee associated with this, but it is just getting restarted, so I need to get the information on how this process is going to work moving forward.

The project may not have to proceed to the Design Review Committee if we are comfortable with the design as proposed. I will try to review the submittal within the next two weeks and provide comments.

Are you planning on holding any sort of community meeting on this project?

Peterson Z. Vollmann, Planner III | City of Oakland | Bureau of Planning | 250 Frank H. Ogawa, Suite 2114 | Oakland, CA 94612 | Phone: (510)238-6167 | Fax: (510) 238-4730 | Email: pvollmann@oaklandnet.com | Website: www.oaklandnet.com/planning

From: Alexis Gevorgian [mailto:agevorgian@amgland.com]
Sent: Sunday, September 27, 2015 6:17 PM
To: Vollmann, Peterson
Cc: Michael Colbruno; John Gooding
Subject: Re: Oakland International - Post Meeting Follow Up

Hello Pete, not sure if you saw this email. Please let me know. Thanks,

Alexis M. Gevorgian
AMG & Associates, LLC
16633 Ventura Blvd, Suite 1014
Encino, CA 91436

Phone (818) 380-2600 Ext. 14
Fax (818) 380-2603
Cell (818) 317-4168
E-Mail agevorgian@amgland.com

On Sat, Sep 19, 2015 at 6:31 PM, Alexis Gevorgian <agevorgian@amgland.com> wrote:

Pete, thanks for taking the time to accept our amended application last week. In order to stay on track I have prepared the below summary of the outstanding issues and the time line so that we can plan accordingly:

Site Contamination Issue

Per the email that you received from Trevor, we are permitted to proceed under the CEQA requirements as our project is no longer active on any of the environmental review agency lists. Our last open case was with Alameda County Health and we provided case closure information affirming this fact. I believe that you are in the process of getting an opinion from the City Attorney. Can you please give us the name of the City Attorney so that we can follow up or will you be able to get an answer soon?

Storm Water and Updated Grading Plan

The application that you handed to me along with the required reports will be sent to you by the end of the week along with the updated grading report. Amanda is handling this task.

City Fees

I await an email from you on how much we need to pay the City for all the application reviews.

Fire

We copied you on the email to Fire on the issue of painting both sides of the curb. We should be fine on that but let's see their response. With respect to the hammerhead area across the street on 105th, we will have a deed restriction for the permanent use of emergency vehicle access. Fire should be fine with this.

Design Review Committee

You now have all the plans to set the meeting date if your time permits. We understand that you are very busy and Michael Colbruno has inquired on the possibility of us paying for overtime and special expedite fees. We will get back to you in this issue.

Please let me know if there is any open issue so that we can address it this week.

Thanks very much Pete.

Alexis M. Gevorgian

AMG & Associates, LLC

16633 Ventura Blvd, Suite 1014

Encino, CA 91436

Phone [\(818\) 380-2600 Ext. 14](tel:(818)380-2600)

Fax [\(818\) 380-2603](tel:(818)380-2603)

Cell [\(818\) 317-4168](tel:(818)317-4168)

E-Mail agevorgian@amgland.com

From: Vollmann, Peterson [mailto:PVollmann@oaklandnet.com]

Sent: Thursday, September 10, 2015 2:07 PM

To: Amanda Locke

Cc: Alexis M. Gevorgian; Michael Colbruno

Subject: RE: Oakland International Appointment

How does 9am work?

Peterson Z. Vollmann, Planner III | City of Oakland | Bureau of Planning | 250 Frank H. Ogawa, Suite 2114 | Oakland, CA 94612 | Phone: [\(510\)238-6167](tel:(510)238-6167) | Fax: [\(510\) 238-4730](tel:(510)238-4730) | Email: pvollmann@oaklandnet.com | Website: www.oaklandnet.com/planning

From: Amanda Locke [mailto:alocke@amgland.com]

Sent: Wednesday, September 09, 2015 2:59 PM

To: Vollmann, Peterson

Cc: Alexis M. Gevorgian; Michael Colbruno
Subject: Oakland International Appointment

Hello Pete, can we schedule a meeting with you on Tuesday 9/15 at 8:30 am?

Thank you,

Amanda Locke

AMG & Associates, LLC

16633 Ventura Blvd, Suite 1014

Encino, CA 91436

Phone [\(818\) 380-2600 Ext. 13](tel:(818)380-2600)

Fax [\(818\) 380-2603](tel:(818)380-2603)

Cell [\(626\) 643-7626](tel:(626)643-7626)

E-Mail alocke@amgland.com