

**Drogos, Donna, Env. Health**

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**From:** Drogos, Donna, Env. Health  
**Sent:** Monday, August 20, 2007 8:51 AM  
**To:** Noel Yi  
**Cc:** 'Moshe Dinar'  
**Subject:** RO2948 - RE: 557 Merrimac Oakland ( New address 550 27th)  
**Importance:** High

Noel & Moshe,

Your site is a case at ACEH and the costs currently being incurred for regulatory oversight by this agency for your property need to be reimbursed. Submittal of a deposit for your site is not contingent upon which consultant you hire to work on the case. Please submit the requested deposit to ACEH's finance department, as well as the requested reports, without further delay.

Donna

Donna L. Drogos, PE  
LOP Program Manager  
Alameda County Environmental Health  
1131 Harbor Bay Parkway  
Alameda, CA 94502

510-567-6721  
[donna.drogos@acgov.org](mailto:donna.drogos@acgov.org)

<http://www.acgov.org/aceh/index.htm>

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**From:** Moshe Dinar [<mailto:dinararch@sbcglobal.net>]  
**Sent:** Thursday, August 16, 2007 8:44 PM  
**To:** Drogos, Donna, Env. Health  
**Cc:** Kay Pannell; Noel Yi  
**Subject:** Fwd: Merrimac documents

Donna,  
Please see attached files requested. They were sent to Mansour because PIERS has decided that he would be the best person to work on this project.

The Owner is waiting to hear Mansour's recommendations and then he will submit the requested deposit. Please give Mansour a few days to become acquainted with the project and the investigations that have been done to date.

Thank you for your patience,

Moshe Dinar  
[dinararch@sbcglobal.net](mailto:dinararch@sbcglobal.net)  
510-759-2133 cel

Note: forwarded message attached.

9/24/2007

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**From:** Drogos, Donna, Env. Health  
**Sent:** Thursday, August 16, 2007 4:30 PM  
**To:** 'Moshe Dinar'; 'Noel Yi'  
**Subject:** RO2948 - RE: 557 Merrimac Oakland ( New address 550 27th)  
**Importance:** High

Noel & Moshe,

Our finance department has not received the regulatory deposit for your case. I will need this deposit to complete listing of your case & assignment to a caseworker. Additionally, the reports & data requested below have not been submitted. I had understood from Moshe that time was of the essence for your development project. When will you be uploading these documents as well as submitting your fees?

Donna

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**From:** Drogos, Donna, Env. Health  
**Sent:** Monday, July 16, 2007 5:18 PM  
**To:** 'Moshe Dinar'; Noel Yi  
**Subject:** RE: 557 Merrimac Oakland ( New address 550 27th)

Hi Noel & Moshe,

After we ended our phone call today I found the previous e-mail you sent me below with the RP's contact info. I checked our ftp site submittals (for both addresses) and the Phase 1 Report has not been submitted.

Additionally, as we discussed on 5/9/07, this site will be placed in our deposit refund account for oversight. As such a deposit of \$6000.00 is required to provide regulatory oversight for this case. Please submit a check for this amount payable to "Alameda County Environmental Health" and send to the Attention of "Finance Department" at the address below.

Regarding the boring logs, the Phase 2 report is incomplete as it did not include a boring logs for the borings installed by Piers. Please provide all of these items to complete listing or this case.

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**From:** Moshe Dinar [<mailto:dinararch@sbcglobal.net>]

9/24/2007

**Sent:** Wednesday, May 09, 2007 8:41 PM  
**To:** Drogos, Donna, Env. Health  
**Cc:** Noel Yi  
**Subject:** 557 Merrimac Oaklanbd ( New address 550 27th)

Donna,

Thank you for taking the time to review the process with me. Following is the information you requested:

Owner: Noel Yi  
2756 Alvarado St. # A-B  
San Leandro, CA 94577  
  
Tel: 510-381-3331  
Fax: 510- 351-1806  
e-mail: [noelyi2003@yahoo.com](mailto:noelyi2003@yahoo.com)

Architect and project ManagerL  
Moshe Dinar  
Dinar & Associates, Architects  
PO Box 70601,  
Oakland, CA 94612  
  
cel: 510-759-2133  
fax- 510-893-8300  
e-mail: [dinararch@sbcglobal.net](mailto:dinararch@sbcglobal.net)

Please copy me on any documents related to this application.

I will inform Joel of Piers Environmental to send you the Phase I report and any additional information and boring logs.

Thank you for your help.

Moshe  
[dinararch@sbcglobal.net](mailto:dinararch@sbcglobal.net)

**Drogos, Donna, Env. Health**

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**From:** Moshe Dinar [dinararch@sbcglobal.net]  
**Sent:** Thursday, August 16, 2007 8:48 PM  
**To:** Drogos, Donna, Env. Health; Noel Yi  
**Subject:** Re: RO2948 - RE: 557 Merrimac Oakland ( New address 550 27th)

Donna,

Please see our e-mail with the attachments.

Thanks  
Moshe

**"Drogos, Donna, Env. Health"** <donna.drogos@acgov.org> wrote:

Noel & Moshe,

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9/24/2007

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**Sent:** Wednesday, May 09, 2007 8:41 PM  
**To:** Drogos, Donna, Env. Health  
**Cc:** Noel Yi  
**Subject:** 557 Merrimac Oakland ( New address 550 27th)

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Thank you for taking the time to review the process with me. Following is the information you requested:

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2756 Alvarado St. # A-B  
San Leandro, CA 94577  
  
Tel: 510-381-3331  
Fax: 510- 351-1806  
e-mail: [noelyi2003@yahoo.com](mailto:noelyi2003@yahoo.com)

Architect and project ManagerL  
Moshe Dinar  
Dinar & Associates, Architects  
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e-mail: [dinararch@sbcglobal.net](mailto:dinararch@sbcglobal.net)

Please copy me on any documents related to this application.

I will inform Joel of Piers Environmental to send you the Phase I report and any additional information and boring logs.

Thank you for your help.

Moshe  
[dinararch@sbcglobal.net](mailto:dinararch@sbcglobal.net)

## Drogos, Donna, Env. Health

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**From:** Kay Pannell [piers@pierses.com]  
**Sent:** Thursday, August 16, 2007 2:28 PM  
**To:** Mansour Sepehr  
**Cc:** Moshe Dinar  
**Subject:** Merrimac documents

**Attachments:** 557 merrimac st oakl ph 1.pdf; 2-7 ph 2 report 557merrimac final.pdf; workplan 557 merrimac 4-07.pdf



557 merrimac st  
oakl ph 1.pdf ...



2-7 ph 2 report  
557merrimac fi...



workplan 557  
merrimac 4-07.pdf...

Hello, Mansour:

Please find attached the Phase I report, the Phase II report, and the workplan for the property at 557 Merrimac. If there is anything else you need, please let me know. Thanks.

Regards,  
Kay Pannell, COO  
PIERS Environmental Services, Inc.

**Drogos, Donna, Env. Health**

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**Attachments:** Merrimac documents

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510-759-2133 cel

Note: forwarded message attached.

**Drogos, Donna, Env. Health**

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**From:** Drogos, Donna, Env. Health  
**Sent:** Tuesday, July 17, 2007 10:11 AM  
**To:** 'Moshe Dinar'; Noel Yi  
**Subject:** RE: 557 Merrimac Oakland ( New address 550 27th)

Noel & Moshe, I await those documents & the check for regulatory oversight fees to complete the listing of this site & assignment to a caseworker. Please also let me know when you have submitted the fees to our finance department.  
Donna

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LOP Program Manager  
Alameda County Environmental Health  
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Alameda, CA 94502

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**From:** Moshe Dinar [mailto:dinararch@sbcglobal.net]  
**Sent:** Monday, July 16, 2007 9:08 PM  
**To:** Drogos, Donna, Env. Health  
**Cc:** Noel Yi  
**Subject:** RE: 557 Merrimac Oakland ( New address 550 27th)

Donna:

As discussed today, we will ask Piers to get the Phase I report on your FTP site. Also, we will have them send you the boring logs. As requested, Noel Yi's e-mail address is cc'd above.

Thanks  
Moshe

**"Drogos, Donna, Env. Health" <donna.drogos@acgov.org> wrote:**

Hi Noel & Moshe,

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7/17/2007



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Moshe Dinar  
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cel: 510-759-2133  
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Moshe  
[dinararch@sbcglobal.net](mailto:dinararch@sbcglobal.net)

287H ST

557 merriam oakland, ca

Google

Eye alt 605 ft

© 2007 Navteq

© 2007 Europa Technologies

Image © 2007 TerraMetrics

Streaming | H | 100%

Pointer 37° 49' 00.98" N 122° 16' 09.15" W elev 36 ft



**PIERS**



**Environmental  
Services, Inc.**

1330 S. Bascom Ave., Suite F  
San Jose, CA 95128

Tel (408) 559-1248 Fax (408) 559-1224

April 24, 2007

**RECEIVED**

APR 25 2007

ENVIRONMENTAL HEALTH SERVICES

Ms. Donna Drogos  
Alameda County Environmental Health Services  
1131 Harbor Bay Parkway, Suite 250  
Alameda, CA 94502-6577

**RE: Proposed Meeting for Redevelopment of  
557 Merrimac Street (LOP Case 3923)  
Oakland, CA**

Dear Ms. Drogos:

PIERS Environmental Services, Inc. (PIERS) would like to request a meeting with yourself or the assigned caseworker for the above-referenced site ("the Property") on behalf of the owner, Mr. Noel Yi. The purpose of the meeting is to define what would be required to obtain a development approval letter for the owner, and to outline the future required work.

It is PIERS' understanding that the Property, a closed LUST case (LOP Case 3923 under the address of 554-27<sup>th</sup> Street), is being transferred to you from the City of Oakland Fire Department (OFD). The LUST case was closed by your agency in 1997 with the recognition that there was residual hydrocarbon contamination in soil and groundwater.

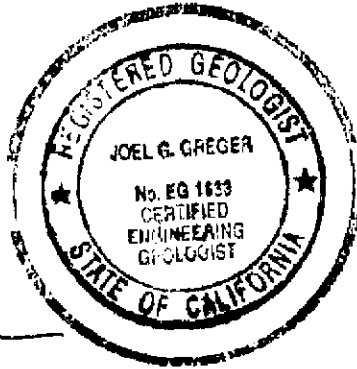
The OFD had been providing oversight during the planned redevelopment of the Property. During recent investigative work required by the OFD, elevated concentrations of motor oil in groundwater were encountered, and at that point a decision was made by the OFD to transfer the case to the Alameda County Environmental Health Services (ACEH).


The planned redevelopment of this site is for construction of a 40-unit condominium structure with an underground parking garage. Excavation for the garage would result in the removal of all of the residual soil contamination to below the static water level, which is approximately at eight feet below ground surface. It would also allow an opportunity to perform dewatering of the excavation for further remediation.

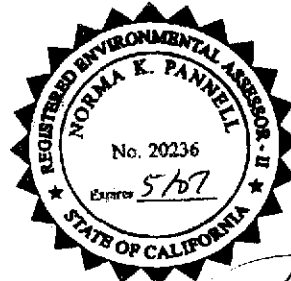
It is PIERS' opinion that redevelopment of the Property should be allowed to proceed as long as there is a construction management plan in place, and with the understanding that a health risk assessment might be required prior to construction. Delineation of the groundwater contamination and sampling should be able to continue through and after development, as required.


In order to facilitate this process, PIERS is requesting a meeting between ourselves as the owner's representative, and you or your appointed case worker. To schedule this meeting, or to discuss further, please call me at (510) 593-5382. Thank you in advance for your prompt attention.

Sincerely,  
PIERS Environmental Services, Inc.

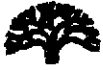


  
Joel G. Greger  
Senior Project Manager  
CEG # EG1633, REA # 07079



  
Kay Pannell  
Chief Operations Officer  
REP #5800, REA-II #20236

cc: Mr. Noel Yi, owner



**CITY OF OAKLAND FIRE DEPARTMENT**  
**Fire Prevention Bureau/ Hazardous Materials Program**  
 250 Frank Ogawa Plaza, Suite 3341 Oakland, CA 94612  
 (510) 238-3927 - (510) 238-6739 Fax

APR 19 2007

Contaminated Site Case Transfer Form

Date	4/18/07
Agency	Alameda County Environmental Health, 1131 Harbor Bay Parkway, Alameda, CA 94502
Attention	Donna L. Drogos, LOP/SLIC Program Manager

**Site Information:**

Site Responsible Party(s)	MOSHE DINAR
Site Name	557 MERRIMAC ALSO 550 27 <sup>th</sup> ST
Site Address	
Site Phone	510 759-2133
Site Contractor/Consultant (if available)	PIERS ENV - JOEL GREGER
Site DBA	

**Site Conditions:**

<b>UST</b>			
USTs removed? # removed:	4	Date removed:	1/1995
Contents (circle):	gasoline diesel waste oil heating oil solvents kerosene stoddard solvent other (specify)	Yes	No
Observations of system (holes, leaks)?	N/A	Yes	No
Observed contamination (free product, smell, soil/water discoloration)?		Yes	No
Detectable concentrations of soil and/or groundwater contamination?		Yes	No
o Highest Concentration Detected in Soil	see ATTACHED		
Contaminant (specify)		Concentration	ppm
o Highest Concentration Detected in Water			
Contaminant (specify)		Concentration	ppb
Unauthorized Release Form filed?		Yes	No
Future intended use if known? Specify	RESIDENTIAL DEV w/ SUB-GARAGE	Yes	No
<b>NON-UST</b>			
Former industrial use?		Yes	No
Detectable concentrations of soil and/or groundwater contamination?		Yes	No
o Highest Concentration Detected in Soil			
Contaminant (specify)		Concentration	ppm
o Highest Concentration Detected in Water			
Contaminant (specify)		Concentration	ppb
Future intended use if known? Specify		Yes	No
<i>If available, attach pertinent reports</i>			

Transferred as: LOP  SLIC

Level of Update requested:  distribution list  all meetings  all site visits  closure sign off  all the above

Transfer requested by Inspector: Jesse Kupers Date: 4/18/07

Transfer accepted by (ACEH): \_\_\_\_\_ Date: \_\_\_\_\_