

Detterman, Mark, Env. Health

From: Detterman, Mark, Env. Health
Sent: Tuesday, June 09, 2015 2:50 PM
To: 'Patrick Ellwood'; PDKing0000@aol.com
Cc: bhoward@howardtours.net; dave@bblandlaw.com; Roe, Dilan, Env. Health
Subject: RE: RO 391–500 Grand Ave, Oakland – Request for mixed land use development OK

Patrick,

Thanks for the redevelopment plans; they will be useful. In regards to a meeting before your return, an important part of the discussion is to have someone who is intimately familiar with the proposed development present during the meeting, and what development constraints, entitlement constraints, including funding and potentially contractual, exist for the project, and what potential trade-offs might be for one approach to closure versus another. Although knowledgeable about many things, Paul will lack those specific development details. In regards to our ability to take this on before the end of June, our time is exceptionally limited this month as it is the end of our FY, and the State (the SWRCB and the Geotracker database) requires we undertake and complete an extensive set of administrative tasks for each site in addition to our normal case load. At this time we must request that we hold off meeting until early July. Please be aware that we recognize that redevelopment has set windows and will work to expedite the site through this regulatory process.

At this time the following dates are available to meet:

July 1; 10 – 5 (for a 2 hr window)
July 7, 10 – 5 (2 hr window)
July 8, 10 – 5 (ditto)
July 10, 10 – 12

I also note that you should have received by email the “funds request” letter about an hour ago. You can either send the funds in the interim, or can bring a check to the meeting.

Please let me know if any of these times work for your team.

Regards,

Mark Detterman
Senior Hazardous Materials Specialist, PG, CEG
Alameda County Environmental Health
1131 Harbor Bay Parkway
Alameda, CA 94502
Direct: 510.567.6876
Fax: 510.337.9335
Email: mark.detterman@acgov.org

PDF copies of case files can be downloaded at:

<http://www.acgov.org/aceh/lop/ust.htm>

From: Patrick Ellwood [<mailto:patrick@ellwoodcommercial.com>]
Sent: Monday, June 08, 2015 12:29 PM
To: Detterman, Mark, Env. Health; PDKing0000@aol.com
Cc: bhoward@howardtours.net; dave@bblandlaw.com; Roe, Dilan, Env. Health
Subject: RE: RO 391–500 Grand Ave, Oakland – Request for mixed land use development OK

Mark: Here are the plans. I don't want to waste the three weeks that I am gone. Paul can act as our representative if that is OK with you.

As far as where we are in the redevelopment stage, we have a formal application on file with the City. They cannot proceed any further without a "plan" from ACH as to how the current environmental status will be mitigated vis a vis the proposed plan. As you can see from the attached plans, the first/ground floor of the project covers the entire site and is all parking and commercial use. The residential starts on the second floor. We need to move this through ACH necessary to proceed with the City. Time is of the essence.

Can we please move forward with Paul as the project representative? I will be available by e-mail.

Regards,
Patrick Ellwood
Ellwood Commercial Real Estate
510-238-9111 tel
510-238-9131 fax
patrick@ellwoodcommercial.com
DRE License #00471233

From: Detterman, Mark, Env. Health [mailto:Mark.Detterman@acgov.org]
Sent: Monday, June 08, 2015 10:53 AM
To: 'PDKing0000@aol.com'
Cc: patrick@ellwoodcommercial.com; bhoward@howardtours.net; dave@bblandlaw.com; Roe, Dilan, Env. Health
Subject: RE: RO 391-500 Grand Ave, Oakland – Request for mixed land use development OK

Hi all,
Paul King and I spoke a bit ago and it appears that Alameda County Environmental Health (ACEH) should open a new case number in order to review and evaluate of the affect of residual contamination on the proposed land use change from commercial to mixed use at the subject site. I've already sent an email to Jerry Wickham who will open a new case and will likely send a request for funds letter later this week (he is out today). We should hold a kick-off meeting in order to identify the quickest or best way to that proposed change. This week is not available for a meeting, and since Mr. Ellwood will be out of town for the three weeks starting Friday, let's set up the kick-off meeting for early July. Part of the meeting will be to determine where the site is in the redevelopment stage. If there are preliminary or city approved plans, please send them electronically, or bring them to the meeting, and please let us know in which category they are. Should you have questions, please let me know.

Mark Detterman
Senior Hazardous Materials Specialist, PG, CEG
Alameda County Environmental Health
1131 Harbor Bay Parkway
Alameda, CA 94502
Direct: 510.567.6876
Fax: 510.337.9335
Email: mark.detterman@acgov.org

PDF copies of case files can be downloaded at:

<http://www.acgov.org/aceh/lop/ust.htm>

From: PDKing0000@aol.com [mailto:PDKing0000@aol.com]

Sent: Sunday, June 07, 2015 12:27 PM

To: Detterman, Mark, Env. Health

Cc: patrick@ellwoodcommercial.com; bhoward@howardtours.net; dave@bblandlaw.com; Roe, Dilan, Env. Health; pdking0000@aol.com

Subject: RO 391-500 Grand Ave, Oakland – Request for mixed land use development OK

Hi Mark,

I am writing to determine the steps necessary to obtain authorization from your department to develop the subject site for mixed commercial and residential land use.

Plans for site development have already been submitted to the City of Oakland, and the City of Oakland will presently not move the plans any further forward until we obtain written authorization from Alameda County Health Care Services for the proposed land development.

The planned development of the subject site consists of commercial spaces along Grand Avenue on the ground floor, with parking behind the commercial spaces. Above the commercial spaces along Grand Avenue will be residential spaces. In addition, behind the commercial spaces will be residential spaces located above the parking spaces with pedestal-type construction.

Residual contamination that resulted in commercial case closure for the site was located beneath the sidewalk adjacent to Grand Avenue where excavation was not performed because of the presence of utilities, and on the eastern portion of the property where excavation was not performed because of the proximity of a retaining wall. Section V. (Additional Comments, Data, Etc.) of the Case Closure Summary identifies residual areas of concern for site development (see attached pdf copy of the Case Closure Summary).

The planned site development includes placement of a vapor barrier beneath the commercial spaces, as necessary, and removal of the existing retaining wall and excavation to the eastern property boundary.

The Remedial Action Completion Certificate for the subject site dated 9/21/11 that accompanies a case closure summary dated 3/3/11 identifies the following Site Management Requirements:

“Case Closure for this fuel leak site is granted for the commercial land use only. If a change in land use to any residential or other conservative land use scenario occurs at this site, ACEH must be notified as required by Government Code Section 65850.2.2. ACEH will re-evaluate the case upon receipt of approved development/construction plans.

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.”

Patrick Ellwood of Ellwood Commercial Real Estate is the representative for the property owner, and the point of contact for the County for site development. I am working with Patrick to address the residual environmental issues for development of the site.

Patrick will be leaving town at the end of Friday 6/12/15 for 3 weeks, and would like to provide you with a check prior to his departure to begin the process for County review for site development. Please let me know

what next steps are necessary to provide you a check prior to Patrick's departure at the end of the week and to begin the County review process. Please respond to all parties identified on this e-mail (Mr. Patrick Ellwood, point of contact for site development; Mr. Bradford Howard, the property owner; and Mr. David Bowie, counsel to Mr. Ellwood) with your response.

Please let me know if you have any questions or need additional information. Thank you!

Paul

Paul H. King
Professional Geologist

P&D Environmental, Inc.
55 Santa Clara Avenue, Suite 240
Oakland, CA 94610

(510) 658-6916 telephone
(510) 834-0152 facsimile
(510) 387-6834 cellular
Paul.King@pdenviro.com