

From: [Detterman, Mark, Env. Health](#)
To: [Wickham, Jerry, Env. Health](#)
Subject: FW: RO 391–500 Grand Ave, Oakland – Request for mixed land use development OK
Date: Monday, June 08, 2015 10:28:05 AM
Attachments: [CLOS_L_2011-09-21.pdf](#)

Jerry,

It appears we should open a new case to allow oversight of the proposed change in land use from commercial to mixed use redevelopment. This is one of my old Chevron sites I closed in 2011. See attached closure if needed. The developer wants to fund this before he goes out of town for three weeks this Friday. I presume you'll issue the funds request letter?? Let me know if not.

Thanks,

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