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Sent: Friday, February 7, 2025 11:00 AM

To: Wright, Kyle@Waterboards <Kyle.Wright@Waterboards.ca.gov>; Medina, Robert@Waterboards <Robert.Medina@Waterboards.ca.gov>; Law, Jessica@Waterboards <Jessica.Law@Waterboards.ca.gov>

Cc: Daniel Iglesias <Daniel@maxifoodsmarkets.com>

Subject: 8690 California - Remediation Status and Timeline (MOBIL #18-D8H (T0606500031))

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Hi Kyle, Robert & Maile,

As you may remember, I represent California Square Partners LLC on various legal and real estate matters.

I've also been a participant in the online meetings regarding the clean-up of the subject property.

It is my understanding that the Waterboard is getting close to a determination regarding site closure under the auspices of the Low-Threat UST policy.

As the immediately adjacent neighbor, we are pleased to see the progress, but continue to be concerned about the standards that are being applied. This property is zoned Mixed-use Village (same General Plan designation) that permits BY RIGHT up to 30 units per acre of residential. Perhaps more importantly, this is remnant redevelopment agency property that, under state law, must be used - at least in part - to create affordable housing.

Our concern/question is simple: If a closure determination is made, will it be based on residential standards?

Thanks in advance for your assistance in this matter.

Ralph Megna

For California Square Partners LLC

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