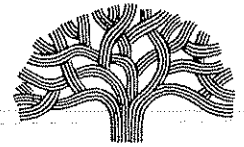


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CITY OF OAKLAND

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Public Works Agency
Environmental Services

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Alameda County

FEB 0 5 2009

Environmental Health

February 3, 2009

Mr. Daniel Firth
Chief, Environmental Health
Alameda County Environmental Health
1131 Harbor Bay Parkway
Alameda, CA 94502-6577

Subject: Comfort Letter for LeBlanc Property, 6620 Foothill Boulevard, Oakland, CA (APN 039-3279-013-02)

Dear Mr. Firth:

This letter communicates information you requested at our December 19th meeting for the purpose of issuing a "comfort letter" for the subject property. As you know, the Redevelopment Agency of the City of Oakland is interested in facilitating the productive reuse of this property, owned by Mr. Joseph LeBlanc. The property is located within the Central City East Redevelopment Project Area and has groundwater impacted by releases from underground storage tanks at the adjacent 6600 Foothill Boulevard site (Fuel Leak Case No. R00000175 and GeoTracker Global ID T0600102286).

The former uses of the property include a trailer sales yard in the 1940s, followed by a drive-through dairy beginning around 1960. Currently, the property is vacant. The land encompasses approximately 15,000 square feet and is commercially zoned C30 for District Shopping. Although no development plans have yet been finalized, Oakland's General Plan land use designation for the property is Neighborhood Center Mixed Use, which would allow mixed-use residential over ground floor commercial. Based on the zoning, the maximum build-out potential is approximately 33 residential units over ground floor commercial and parking. More than likely, the ground floor space would be constructed as a concrete podium with wood or steel frame construction for housing above.

As communicated to you at our December 19th meeting, the purpose of the comfort letter would be to allay the concerns of prospective lenders and business partners that their investment in property development would result in the assumption of environmental liability.