

ALAMEDA COUNTY  
**HEALTH CARE SERVICES  
AGENCY**

REBECCA GEBHART, Interim Director



DEPARTMENT OF ENVIRONMENTAL HEALTH  
LOCAL OVERSIGHT PROGRAM (LOP) FOR  
HAZARDOUS MATERIALS RELEASES  
1131 HARBOR BAY PARKWAY, SUITE 250  
ALAMEDA, CA 94502  
(510) 567-6700  
FAX (510) 337-9335

June 7, 2017

Mr. Timothy Lowe  
City of Oakland, Planning and Building Department  
250 Frank H. Ogawa Plaza, Suite 2340  
Oakland, CA 94612  
(Sent via electronic mail to: [TLowe@oaklandnet.com](mailto:TLowe@oaklandnet.com))

TLow@oaklandnet.com

Subject: Site Cleanup Case No. RO0003157 and GeoTracker Global ID T1000006445, 2240 Filbert Street, Oakland, CA 94607

Dear Mr. Lowe:

Alameda County Department of Environmental Health (ACDEH) is providing regulatory oversight of the subject site to support redevelopment of the site and a change in site use from commercial/industrial to residential. The site is located between West Grand Avenue, 24<sup>th</sup> Street, Filbert Street and Market Street in Oakland and consists of the following parcels:

Assessor Parcel Numbers (APNs) for the West Grand Block

- 005-430-017-02 (2338 Filbert Street); and
- 005-430-013-04 (2210 Filbert Street).

The APNs for the Market Street Block

- 005-431-024 (Myrtle Street);
- 005-431-025 (Myrtle Street);
- 005-431-026 (Myrtle Street);
- 005-431-027 (Myrtle Street);
- 005-431-028 (Myrtle Street);
- 005-431-015-03 (2303 Market Street);
- 005-431-011 (2317 Market Street); and
- 005-431-012 (2315 Market Street).

The property owner, City Ventures Homebuilding, LLC, has prepared a remedial action plan to address residual contamination in soil and soil vapor at the site from historic site uses to facilitate site development. Based on information presented in the case file, and with the provision that the information provided to this agency is accurate and representative of site conditions, ACDEH has no objections to City Ventures beginning earthwork and grading operations for the redevelopment project work on the above listed parcels and vertical construction on Buildings 1 and 2 at the corner of West Grand and Myrtle per their approved permits with the City of Oakland. ACDEH has authorized the excavation, stockpile and removal of contaminated soil in the area shown on the attached **Figure 1** in accordance with soil handling procedures outlined in the ACDEH approved documents entitled *Remedial Action Plan*, dated March 2, 2017, *Addendum to the Remedial Action Plan* dated May 26, 2017 and the *Soil Management Plan* the December 17, 2015 prepared by Stantec Consulting Services Inc. for the site. Per ACDEH requirements, contaminated soil in the area shown on **Figure 1** will be excavated and off-hauled and cannot be re-used on site.

Please note , that excess soil generated from shallow grading during construction may be used at other parts of the site as long as the soil was not generated from the area shown on **Figure 1**. Fill material imported to the site must be approved for use by ACDEH prior to being imported to the site in accordance with the ACDEH approved document entitled *Second Addendum to the Remedial Action Plan for Import Fill Approval*, dated May 19, 2017 and prepared by Stantec. Following completion of the remedial excavation and import of clean fill material, no further testing or remedial action will be required at the site.

ACDEH requests that the City of Oakland withhold authorization to construct the buildings in the remedial excavation area shown of **Figure 1** until receipt of written notification by ACDEH that City Ventures has completed their obligations in this area and submitted a Remedial Excavation Completion Report to ACDEH for review and approval. ACDEH also requests that the City of Oakland withhold issuance of final occupancy for the residential buildings until receipt of notification by ACDEH that City Ventures has submitted the requisite documentation on the fill material imported to the site.

The above listed documents are available for review in the online case files at the following website:  
<http://www.acgov.org/aceh/index.htm>.

Should you have any questions regarding this correspondence or your case, please call me at (510) 567-6767 or send an electronic mail message at [dilan.roe@acgov.org](mailto:dilan.roe@acgov.org).

Sincerely,

*Dilan Roe*

Dilan Roe, PE  
Chief – Land Water Division

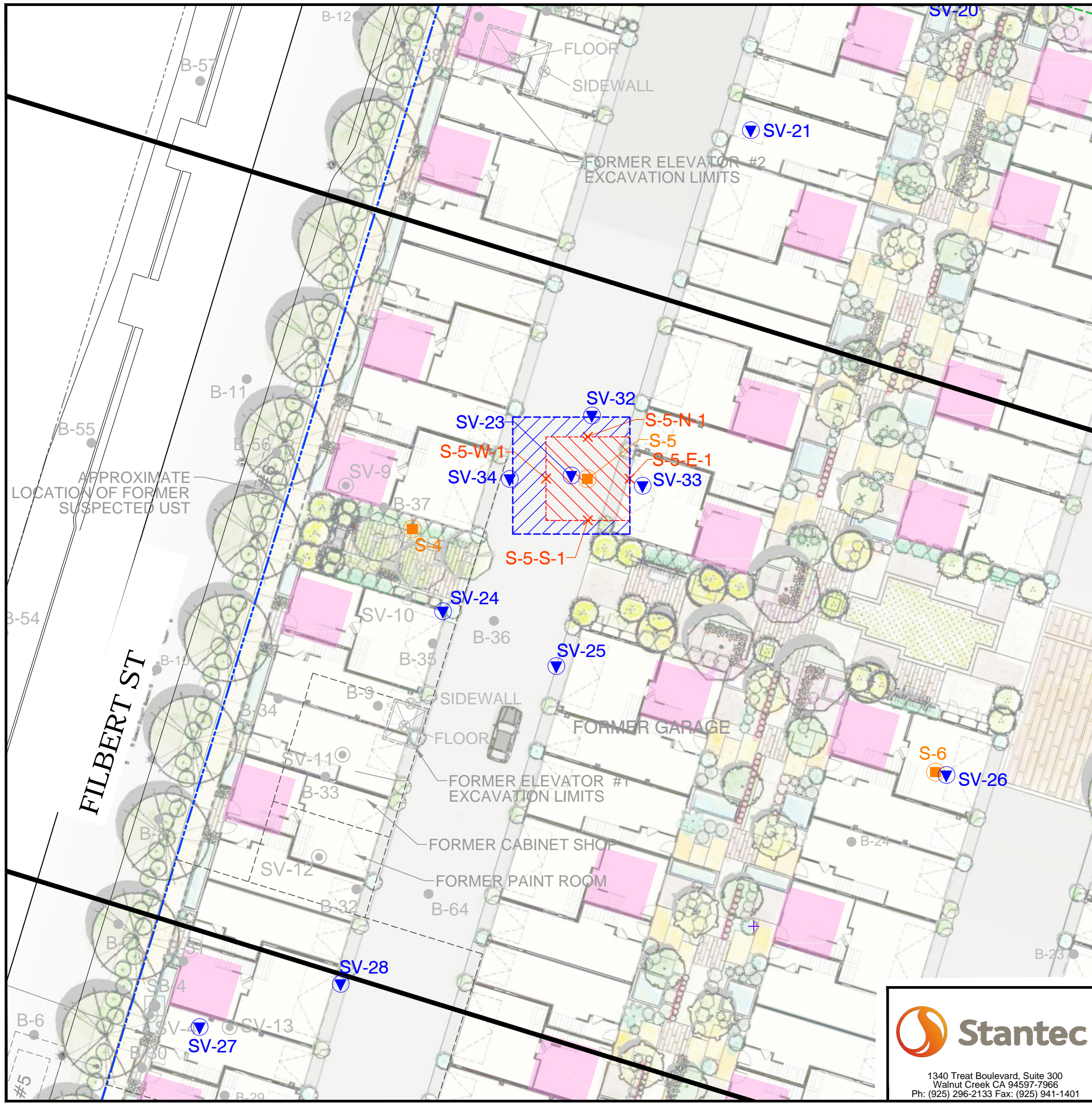
Attachments: Figure 1

Cc: Andrew Warner, City Ventures, (Sent via E-mail to: [andrew@cityventures.com](mailto:andrew@cityventures.com))  
Tom Graf, GrafCon, (Sent via E-mail to: [tom@grafcon.us](mailto:tom@grafcon.us))  
Dan Schreiner, Stantec, (Sent via E-mail to: [tdan.schreiner@stantec.com](mailto:tdan.schreiner@stantec.com))

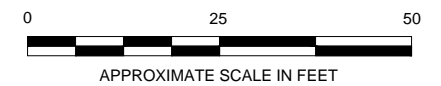
Darin Ranelletti, City of Oakland (Sent via E-mail to: [DRanelletti@oaklandnet.com](mailto:DRanelletti@oaklandnet.com))

Keith Nowell, ACDEH (Sent via E-mail to: [keith.nowell@acgov.org](mailto:keith.nowell@acgov.org))  
Paresh Khatri, ACDEH (Sent via E-mail to: [paresh.khatri@acgov.org](mailto:paresh.khatri@acgov.org))  
Ronald Browder, ACDEH  
GeoTracker, Electronic Case File





- LEGEND:**
- APPROXIMATE PROPERTY BOUNDARY
  - B-1 ● SOIL BORING LOCATION (1994)
  - SV-1 ⊙ SOIL VAPOR SAMPLE LOCATION (2014 AND 2016)
  - SB-1 ⊠ SOIL BORING SAMPLE LOCATION (2014)
  - ⊗ SITE DEMOLITION/EXCAVATION SAMPLE LOCATION (2014)
  - ∅ APPROXIMATE LOCATION OF FORMER GROUNDWATER MONITORING WELL
  - GROUND FLOOR RESIDENTIAL SPACE
  - SV-34 ▼ SOIL VAPOR SAMPLE LOCATION (2017)
  - S-3 ⊙ SOIL SAMPLE LOCATION (2017)
  - S-5-E-1 × CONFIRMATION SOIL SAMPLE LOCATION (2017)
  - AREA OF POTENTIALLY LEAD IMPACTED SOIL
  - PROPOSED SOIL EXCAVATION TO 7 FEET; BE COMPLETED DURING SITE DEVELOPMENT



<p>1340 Treat Boulevard, Suite 300 Walnut Creek CA 94597-7966 Ph: (925) 296-2133 Fax: (925) 941-1401</p>	FOR: CITY VENTURES MULTIPLE PARCELS W. GRAND AVE, FILBERT, AND MYRTLE ST. OAKLAND, CALIFORNIA		<b>SITE PLAN WITH          PROPOSED EXCAVATION AREA          WEST GRAND BLOCK</b>		FIGURE: <b>1</b>
	JOB NUMBER: 185703027.203.0015	DRAWN BY: MDR	CHECKED BY: DS	APPROVED BY: PV	DATE: 03/02/17