

ALAMEDA COUNTY
**HEALTH CARE SERVICES
AGENCY**

REBECCA GEBHART, Interim Director



DEPARTMENT OF ENVIRONMENTAL HEALTH
LOCAL OVERSIGHT PROGRAM (LOP) FOR
HAZARDOUS MATERIALS RELEASES
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June 18, 2017

Mr. Andrew Warner
City Ventures
444 Spear Street, Suite 200
San Francisco, CA 94105
(Sent via electronic mail to: andrew@cityventures.com)

Subject: Site Cleanup Case No. RO0003157 and GeoTracker Global ID T10000006445, City Ventures, 2240 Filbert Street, Oakland, CA 94607

Dear Mr. Warner:

Alameda County Department of Environmental Health (ACDEH) has reviewed the case file in conjunction with the proposed corrective actions and proposed site redevelopment plans for the subject site presented in the following documents prepared by Stantec Consulting Services Inc. (Stantec) on your behalf:

- *Remedial Action Plan, Multiple Parcels, West Grand Avenue, Filbert, and Myrtle Street (RAP)*, dated March 2, 2017. The RAP contains a site background which includes a discussion of historical site use and historical investigations, a data evaluation which includes the conceptual site model, Human Health Risk Assessment generated screening levels, and a discussion of planned or potential remedial actions.
- *Addendum to the Remedial Action Plan*, dated May 26, 2017. This addendum to the RAP presents proposed corrective actions to remove minor lead and potential benzene-impacted soil during grading of the site redevelopment at the West Grand Block.
- *Second Addendum to the Remedial Action Plan for Import Fill Approval*, dated May 19, 2017. This addendum to the RAP presents the proposed selection and approval process for importing fill material to the site.
- *Third Addendum to the Remedial Action Plan*, dated June 12, 2017. This addendum is the final addendum to the RAP and includes data collected as part of the 2017 additional assessment activities and identifies one area that will require a vapor mitigation system (VMS) to eliminate the potential risk from methane in soil vapor beneath the corner building in the northwestern corner of the West Grand Block. The proposed VMS will be constructed in accordance with the specifications provided in the VMS basis of design presented in Appendix G of the RAP. The Third Addendum also presents a contingency plan to conduct additional soil vapor sampling to eliminate the need for the proposed VMS.

The above listed documents were prepared to support redevelopment of the site and a change in site use from commercial/industrial to residential. 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 is in general agreement with the proposed remedial actions and mitigation measures presented in the RAP and RAP addendums and concurs that implementation of the proposed measures will reduce potential exposure to contaminants to building occupants.

Therefore, at this juncture you may proceed with site redevelopment activities provided the approved remedial actions and mitigation measures presented in the RAP and the RAP addendums are implemented and the documents listed in the Technical Report section below are submitted in accordance with the associated compliance dates. Case closure will be granted following completion of corrective actions.

TECHNICAL REPORT REQUEST

1. Prior to the start of building construction in the remedial excavation area and the northwestern corner of the West Grand Block where a VMS is required the following documents must be submitted to ACDEH for review and approval:
 - a. **Project Schedule.** A baseline project schedule providing details of the sequencing of corrective actions and site redevelopment activities. The schedule must incorporate at a minimum the following activities: submittal of a remedial excavation completion report, submittal of revised building permit plans incorporating a VMS and utility trench dams for the building in the northwestern corner of the West Grand Block; submittal of analytical data from proposed imported soil sources prior to import to the site; installation and inspection the subslab depressurization system and vapor barrier beneath the foundation, installation and inspection of the VMS vertical piping and risers, submittal of a VMS record report of construction, recordation of land use covenants for the VMS, and date of site occupancy. The schedule should include field investigation activities (if proposed) to collect additional soil vapor samples and reporting to support a proposal to eliminate the need for the proposed VMS. The baseline schedule must be updated during the project as required to update ACDEH on the status of corrective action implementation and site redevelopment activities.
 - b. **Soil Excavation Report.** A soil excavation report documenting volumes of excavated lead and benzene impacted soil, laboratory analytical reports for soil characterization for disposal of excavated soil at an approved landfill, waste manifests, and imported backfill material documentation. Analytical results for soil backfill must be submitted to ACDEH for review prior to importing fill material to the site.
2. Prior to the import of soil to the site the following documents must be submitted to ACDEH for review and approval:
 - a. **Soil Import Documentation.** Requisite documentation for permeable and non-permeable material including information on proposed sources, sampling and profiling protocols, analytical laboratory reports, and tables with analytical results and applicable environmental screening levels.
3. Prior to building occupancy of the new residential redevelopment the following documents must be submitted to ACDEH for review and approval (if VMS installed):
 - a. **Institutional Controls (ICs)** – Documentation of ICs providing legal and administrative controls and methods for dissemination of information to minimize risk during property development, future below-ground construction and maintenance, and long-term site use. A Land Use Covenant will be required to be recorded with a description of the requirements and necessary controls dictated by property restrictions or contractual agreements (e.g., leases) including activities to maintain the integrity of the VMS and trench dams, ongoing operations and maintenance, and record compliance with the ICs.
 - b. **Site Management Plan (SMP)** – A SMP for long-term site management providing details regarding the location and construction of mitigation measures (i.e., VMS and trench dams), precautions should subsurface work be required in the area of installed mitigation measures, and notification and

documentation procedures should the VMS or trench dams be damaged. The SMP must include as-built drawings and specifications of the VMS and trench dams and must be maintained at the site address by the property manager or designated representative and will be recorded at the Alameda County Clerk-Recorder's Office.

- c. **VMS System Record Report of Construction.** A VMS record report of construction with as-built drawings and other information relevant to the installation of the VMS and certifying the VMS was installed in accordance with the design plans.

TECHNICAL REPORT/WORK SCHEDULE

Please perform the requested work and submit technical reports to Alameda County Environmental Health Environmental Health (Attention: Keith Nowell) in accordance with Attachment 1 and the schedule below. The technical reports may be combined as appropriate. The submittal compliance date for reports with a "Date to be Determined" notation will be finalized in a subsequent Directive Letter and will be based on the date(s) proposed in the Project Schedule.

- **July 18, 2017** – Project Schedule
- **Date to be Determined** – Soil Excavation Report
- **Date to be Determined** – Soil Import Documentation
- **Date to be Determined** – Financial Assurance Mechanism Plan
- **Date to be Determined** – Institutional Controls
- **Date to be Determined** – Site Management Plan
- **Date to be Determined** – VMS Record Report of Construction

Thank you for your cooperation. ACDEH looks forward to working with you and your consultants to advance the case toward closure. 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.

Sincerely,

Dilan Roe

Dilan Roe, PE
Chief – Land Water Division

Cc:

Phil Kerr, City Ventures, (Sent via email to phil@cityventures.com)
Tom Graf, GrafCon, (Sent via email to tom@grafcon.us)
Dan Schreiner, Stantec, (Sent via email to Dan.Schreiner@stantec.com)

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Keith Nowell, ACDEH, (Sent via email to keith.nowell@acgov.org)
Paresh Khatri, ACDEH, (Sent via email to paresh.khatri@acgov.org)
Ronald Browder, ACDEH, (Sent via email to ronald.browder@acgov.org)
Electronic File, GeoTracker