

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

COLLEEN CHAWLA, Director



DEPARTMENT OF ENVIRONMENTAL HEALTH
OFFICE OF THE DIRECTOR
1131 HARBOR BAY PARKWAY
ALAMEDA, CA 94502
(510) 567-6777
FAX (510) 337-9135

April 5, 2018

Mr. Warner
City Ventures
444 Spear Street, Suite 200
San Francisco, CA 94105
(sent via electronic mail to andrew@cityventruues.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 corrective actions and 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. This work has now been completed.
- *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. This work has now been completed.
- *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 areas that will require a vapor mitigation system (VMS) to eliminate the potential risk from volatile organic compounds and/or methane in soil vapor beneath certain buildings in the northwestern portion 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.

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.

As of the date of this letter, all remedial actions (with the exception of the installation of the vapor mitigation systems) have been executed to the satisfaction of the ACDEH. Therefore, at this juncture you may proceed with site redevelopment activities provided the approved remedial actions and mitigation measures presented in the *Third Addendum to the Remedial Action Plan* are implemented. Case closure

will be granted following completion of corrective actions, which include the proposed vapor barrier membranes and passive venting (mitigation) systems.

Future site closure will be conditional upon 1) the installation of the above described vapor mitigation systems beneath onsite residential building(s); and 2) the filing of an environmental notification and restriction (Notice) with the County Recorder. This Notice would inform future buyer(s) of the existence of subsurface contaminated media at the site and would include figures showing the future onsite vapor barrier locations. It would also describe site restrictions to preserve the integrity and functioning of the said barriers. The Notice will have to be filed prior to this Department's issuance of a formal "no further action" (closure) letter.

This letter does not countermand restrictions or restraints which may be contained in other statutes or required by other agencies nor does it relieve you of any liability under the California Health and Safety Code, the State Water Code, or other applicable laws and regulations for any unidentified conditions that could pose an environmental concern.

If you have any questions, please feel free to call me at (510) 567-6767 or send an electronic mail message to dilan.roe@acgov.org.

Sincerely,

Dilan Roe

Dilan Roe, PE, C73703
Chief – Land Water Division

cc: Tom Graf, GrafCon, (sent via electronic mail to: tom@grafcon.us)

Dilan Roe, ACDEH, Chief – Land Water Division (sent via electronic mail to: dilan.roe@acgov.org)
Paresh Khatri, ACDEH, LOP Supervisor (sent via electronic mail to: paresh.khatri@acgov.org)
Keith Nowell, ACDEH, Primary Caseworker (sent via electronic mail to: keith.nowell@acgov.org)
Electronic File, GeoTracker