



ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
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September 12, 2016

Mr. Michael Bradley
City of Oakland
Bureau of Planning
250 Frank H. Ogawa, Suite 2114
Oakland, CA 94612
(Sent via email to: Mbradley@oaklandnet.com)

Subject: Status of Project Approval; Voluntary Remedial Action Program Case RO0003183 and GeoTracker Global ID T0000007913, Lucasey Redevelopment, 2744 East 11th Street, Oakland, CA 94601

Dear Mr. Bradley:

Alameda County Department of Environmental Health (ACDEH) is providing regulatory oversight of the proposed redevelopment project located at 2744 East 11th Street, Oakland, California. ACDEH's oversight is limited to evaluation of historic subsurface contamination at the site with respect to the proposed redevelopment of the site that will include use of the existing conjoined buildings (buildings 1 through 5) for residential work/live units and construction of two podium style residential structures (building 6 and 7), as presented in the architectural plan set entitled "Work/Live Conversion Lucasey Building", prepared by Martinkovic Milford Architects with an initial planning submittal date of January 20, 2016. The proposed redevelopment project is located on two parcels (Alameda County Assessor Parcel Numbers 19-93-13 and 19-93-16-1) with the respective addresses of 2744 East 11th Street and 1125 29th Ave. The parcels are currently developed with a surface parking lot and five existing buildings (building 1 through 5).

It is the understanding of ACDEH that the processing of the proposed project at the City of Oakland is on hold until a determination has been made by ACDEH that historic subsurface contamination at the site does not present a risk to future site occupants of the proposed buildings. In order to facilitate the city's processing of the project, Mr. Riaz Taplin, the project proponent, has requested that ACDEH provide a letter to the City of Oakland with information on ACDEH's approval status.

A review of historic data in the case files, and recently collected data and data evaluations presented in documents prepared by AEI Consultants including but not limited to the *Risk Management Plan (RMP)*, dated October 16, 2015, the *Report on Soil Vapor Investigation*, dated January 19, 2016, the *Report on Soil Vapor and Sewer Gas Investigation*, dated May 23, 2016 and the *Preliminary Mitigation Plan (PMP)* dated July 26, 2016 indicates that chemicals of concern (mainly benzene and tetrachloroethene) identified in soil vapor beneath the site pose a potential risk for vapor intrusion to indoor air to occupants of the buildings. The RMP and PMP present recommendations and proposed mitigation measures to address the potential risk to indoor air quality posed by the presence of these chemicals of concern in order to progress the site to closure and facilitate site redevelopment. Proposed mitigation measures include both a vapor venting system and a barrier system installed beneath the buildings to provide a route for the affected soil vapor to vent directly to the atmosphere and reduce the potential convective effects generated by the buildings and retard the migration of affected soil vapor into the buildings such that the chemicals of concern in soil vapor no longer represent a potentially unacceptable risk to human health.

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Based on our review of the data in the case files, ACDEH approves the preliminary design concept for the venting system and vapor barrier system presented in the PMP.

Upon receipt of the final design of the vapor mitigation system ACDEH anticipates approving the project formally and taking steps necessary to close the site to allow the proposed redevelopment to proceed. It is anticipated that ACDEH's review and approval of the final vapor mitigation system design will occur concurrently with the City of Oakland's project approval process and building permit issuance. ACDEH requests that the City of Oakland not issue a building permit, other than any permits required for predevelopment of the site until the final vapor mitigation system design has been approved by ACDEH. We also request that ACDEH be notified if the applicant or the City proposes changes to the site development and first floor building plans including but not limited to the proposed location of the elevator shafts, the internal staircases, or inclusion of permeable pavers in the proposed outdoor landscaped areas, patios or other areas on the site.

If you have any questions, please call me at (510) 567-6767.

Sincerely,

Dilan Roe

Dilan Roe, P.E.
Chief – Land Water Division
Alameda County Department of Environmental Health

Cc: Scott Miller, City of Oakland, (*Sent via E-mail to: Smiller@oaklandnet.com*)

Riaz Taplin, Risa Investments, LLC, (*Sent via E-mail to: riaz@riazinc.com*)

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Dilan Roe, ACDEH

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