

ALAMEDA COUNTY
**HEALTH CARE SERVICES
AGENCY**

COLLEEN CHAWLA, Agency Director



DEPARTMENT OF ENVIRONMENTAL HEALTH
LOCAL OVERSIGHT PROGRAM (LOP) FOR
HAZARDOUS MATERIALS RELEASES
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September 17, 2018

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Subject: Site Cleanup Case No. RO0003206 and GeoTracker Global ID T10000009064, 1708 Wood St & 1711 18th Street, Oakland, CA 94607

To Whom It May Concern:

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 approximately 4.3 acres and is bounded by Wood Street, Campbell Street, 17th Street and 18th Street. The property consists of two adjoining parcels with Assessors' Parcel Numbers (APN) 7-562-1 and 7-563-1, referenced as Parcel B and Parcel A, respectively, in the development plans. The property owner, Tri Pointe Homes, Inc. (Tri Pointe) has entered into a Voluntary Remedial Action Agreement with ACDEH, and has prepared a remedial action plan to address residual contamination in soil, groundwater and soil vapor at the site from historic site uses to facilitate site development. The ACDEH approved remedial actions include:

- Excavation of soil containing petroleum hydrocarbons, polycyclic aromatic hydrocarbons and lead in shallow soil from landscape areas, foundation excavations and utility trenches for on-site reuse as engineered fill beneath buildings and hardscapes or offsite disposal at a permitted landfill;
- Installation of geotextile marker fabric at the base of the landscape area excavations to delineate the interface between clean imported landscaping soil and the underlying contaminated soil. Fill material imported to the site must be approved for use by ACDEH prior to being imported to the site.
- Installation of subslab vapor mitigation systems beneath select buildings to minimize vapor intrusion into buildings from residual subsurface contamination; and

- Installation of trench dams and plugs within utility corridors to minimize vapor migration along utility corridors.

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 Tri Pointe beginning earthwork and grading operations for the redevelopment project work on the above listed parcels provided the work is conducted in accordance with the following ACDEH approved documents prepared on behalf of Tri Pointe by West Environmental Services & Technology:

- Remedial Design and Implementation Plan, dated September 2018;
- Soil Import Management Plan, dated June 2018;
- Construction Soil and Groundwater Management Plan, dated June 2018; and
- Remedial Action Plan, dated February 2017

ACDEH requests that the City of Oakland **withhold authorization to construct building foundations and install utility plugs/dams** until receipt of written notification by ACDEH that (1) the remedial soil excavation and clean fill import has been completed in accordance with the above listed documents, and (2) ACDEH has approved the vapor mitigation engineering controls design. ACDEH also requests that the City of Oakland withhold issuance of final occupancy for the residential buildings until receipt of notification by ACDEH that Tri Pointe has submitted the requisite documentation on the installation and testing of the vapor mitigation engineering controls.

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) 567-6764 or send an electronic mail message at keith.nowell@acgov.org.

Sincerely,

Keith Nowell, PG, CHG
Hazardous Materials Specialist

Cc: Mike Bowes, Tri Pointe, (*Sent via electronic mail to: Mike.Bowes@TRIPointeHomes.com*)
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GeoTracker, Electronic Case File