



BAY AREA
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DISTRICT
SINCE 1955

December 1, 2010

Heather Klein
City of Oakland
Community and Economic Development Agency, Major Projects
Planning Division
250 Frank H. Ogawa Plaza, Suite 3315
Oakland, CA 94612

Subject: 325 7th Street Project Draft Environmental Impact Report (DEIR)

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Dear Ms. Klein:

Bay Area Air Quality Management District (District or BAAQMD) staff reviewed your agency's Draft Environmental Report (DEIR) for the 325 7th Street Project (Project). The Project, bounded by Harrison, 7th, and Webster Streets and Interstate 880, would include demolition of an existing residential structure, construction of 380 residential condominium units, 6,795 square feet (sq. ft.) of retail space, 2,315 sq. ft. of office space, and 399 off-street parking spaces.

Staff reviewed the DEIR's Appendix F *Health Risk Assessment* and is concerned that the methodology is not consistent with the District's recommended methods for evaluating risk and the State of California's Office of Environmental Health Hazard Assessment (OEHHA) protocols. District staff recommends health risk be determined based on the following factors and analysis:

- Following OEHHA's protocols, risk analysis should be evaluated based on a 70-year period.
- While it is acceptable practice to assume that future year vehicle emissions will be lower due to a cleaner fleet mix, the analysis should begin the year that sensitive receptors take occupancy of the Project and reflect all years that the Project is occupied. The analysis should not be based on vehicle emissions from any one year of occupancy.
- The analysis of I-880 should not assume that speeds are continually 60 miles per hour. Instead, a full range of roadway speeds should be considered, as to represent the higher emissions anticipated during the morning and afternoon peak periods due to vehicle congestion and reduced speeds. This data is available through the Alameda County Transportation Commission (formerly the Alameda County Congestion Management Agency) or the Metropolitan Transportation Commission.
- The analysis should not rely on the California Air Resource Board's Community Health Air Pollution Information System (CHAPIS). CHAPIS is out of date, and was never intended to be used for local-scale risk assessment. Instead, the analysis should rely on local and current data

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regarding stationary sources of pollution in the vicinity. Local data is available from the District through a public information request at any time such analysis is conducted.

For more information on air quality impact methodology, please refer to the BAAQMD June 2010 *CEQA Air Quality Guidelines*, available on our website: <http://www.baaqmd.gov/Divisions/Planning-and-Research/CEQA-GUIDELINES/Updated-CEQA-Guidelines.aspx> or the OEHHA *Air Toxics Hot Spots Program Guidance Manual*. The manual is available on the OEHHA website: http://www.oehha.org/air/hot_spots/HRAguidefinal.html

District staff is available to assist in addressing these comments. If you have any questions, please contact Alison Kirk, Senior Environmental Planner, at (415) 749-5169.

Sincerely,



Jean Roggenkamp
Deputy Air Pollution Control Officer

cc: BAAQMD Director Tom Bates
BAAQMD Director Scott Haggerty
BAAQMD Director Jennifer Hosterman
BAAQMD Director Nate Miley