

ALAMEDA COUNTY  
**HEALTH CARE SERVICES  
AGENCY**

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By Alameda County Environmental Health 4:42 pm, Oct 05, 2017

**FACT SHEET ON ENVIRONMENTAL  
ASSESSMENT**

1625-1635 Chestnut Street, Livermore, CA 94551  
Site Cleanup Program No. RO0003179 and  
GeoTracker Global ID T10000007202

Site Remediation Summary

This fact sheet has been prepared to inform community members and other interested stakeholders of the opportunity to provide comment on a proposed corrective action plan (CAP) to be implemented at the future affordable Family and Senior Housing project site located at 1625 – 1635 Chestnut Street, Livermore, California. The CAP is intended to protect future site users, including residents, from environmental conditions at the site. Soil, soil gas and groundwater at the property is presently impacted with residual contamination from historic site uses.

The developer of the site, MidPen Housing Corporation (MidPen), is proposing to: (1) install a vapor barrier within each elevator pit to prevent the migration of soil gas into the buildings; (2) install trench plugs within utility trenches, as needed, to control soil gas migration; (3) excavate impacted soil and dispose of it off-site; and (4) install geotextile fabric at the base of excavations, as needed, in landscaped area where residual contaminated soil is left in place to prevent direct contact exposure risks. These protective measures will be implemented during the site's redevelopment and prior to the City of Livermore's (City) issuance of a certificate of occupancy.

Site Background

The site is located at 1625 – 1635 Chestnut Street in Livermore, within a mixed commercial and residential area. The site is approximately 2.2 acres in area and occupies assessor parcel numbers (APN) 98-290-11-1 and a portion of 98-290-6-7. The rest of parcel 98-290-6-7 (the property to the northeast) is subject to a separate environmental investigation and possible remediation. The site is currently owned by the City and is vacant, with no buildings present. The site was purchased by the City for redevelopment from a primarily commercial use into residential uses that support affordable housing for seniors and families. The site is bounded by Chestnut Street to the northwest, North P Street to the southwest, a railroad right-of-way to the southeast, and a vacant lot to the northeast.

Historically, the site was primarily vacant and undeveloped land with single family residential dwellings prior to 1959. The southwest portion of the site was used for cattle staging during this time. A former gasoline service station existed in the northwest portion of the site starting from 1960 and was removed in 1973. The site was developed with commercial and retail buildings from 1973 to 2005. Demolition of vacant site buildings began in 2006 and concluded in August 2017.

Investigation of soil, soil vapor, and groundwater conditions at the site were conducted between 1989 and 2017 to evaluate the impact of the former gas station use and other commercial and associated operations on and near the site. The investigations have documented the following:

- Perchloroethylene (PCE), a volatile organic compound (VOC), is present in groundwater and soil vapor at the site at concentrations slightly exceeding the screening level established by the Regional Water Quality Control Board (RWQCB) for new residential construction. The PCE in soil gas appears to be sourced from an underlying deep regional groundwater PCE plume that is migrating from southeast to the northwest and passes beneath the site, and perhaps off-site releases from a sewer within Chestnut Street. The site itself is not the source of the PCE contamination in soil vapor or groundwater.
- PCBs at concentrations exceeding residential screening levels were detected in one shallow soil sample adjacent to a former transformer;

Although the removal of the former service station's underground storage tanks (USTs) is undocumented, they appear to have been removed. Sampling data indicate that soil has not been significantly impacted by petroleum hydrocarbons, nor is there evidence that groundwater has been contaminated by the former gas station.

Proposed Actions

Proposed site redevelopment to Senior and Family Housing will include construction of two four-story multi-family and multi-senior residential buildings with subterranean parking, associated at-grade parking, and landscaped areas. No residences will be constructed at grade over impacted soil. In addition, elevators will service each building. A vapor mitigation barrier will be installed beneath each elevator. This barrier, along with the ventilated subsurface garage will prevent migration of the low level PCE soil vapors into occupied portions of the building. Trench plugs will be installed within utility trenches, as needed, to control soil gas migration. The localized occurrence of PCBs in soil will be excavated and properly disposed of.

A CAP has been prepared to describe the remedial actions to be completed, which will prevent exposure of future residents from residual environmental concentrations that exceed health based screening levels. Excavated impacted soil will be segregated and transported to an appropriately permitted offsite landfill or other off-site disposal facilities. A Soil Management Plan (SMP) is included as an Appendix to the CAP. This SMP describes how impacted soil will be handled and properly disposed.

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The CAP presents conceptual plans for the vapor mitigation system and utility trench plugs. A Corrective Action Implementation Plan (CAIP) will be prepared presenting construction details of these mitigation features as well as plans to ensure they are installed and maintained in accordance with the approved design. A Corrective Action Completion Report will be prepared to document the removal and disposal of impacted soil and the construction of the vapor barrier under the elevator shafts.

All work will be carried out in a manner designed to be protective of the environment and the local community.

### Next Step

MidPen Housing, will work with the Alameda County Department of Environmental Health to implement the CAP. The public is invited to review and comment on the proposed corrective action. The plan is available on ACDEH's website (<http://www.acgov.org/aceh/lop/ust.htm>) or the State Water Resources Control Board's GeoTracker website (<http://geotracker.waterboards.ca.gov/>).

Please send written comments regarding the site or the CAP to Dilan Roe of the ACDEH, or Carl Michelsen of PES, at the address on the following page. Please refer to ACDEH case RO0003179 in any correspondence. **All written comments received by October 29, 2017** will be considered and responded to prior to a finalizing the proposed cleanup.

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