



**RECEIVED**

By Alameda County Environmental Health 10:29 am, Oct 20, 2017

October 10, 2017

Carl J. Michelsen, Principal Geochemist  
PES, Inc.  
7665 Redwood Boulevard, Suite 200  
Novato, California 94945

Dear Mr. Michelsen:

Subject: Fact Sheet on Environmental Assessment for Chestnut Senior and Family  
Affordable Housing Sites (1625-1635 Chestnut Street)

This letter serves to confirm and document for your files that yesterday, October 9<sup>th</sup>, the subject Fact Sheet was sent via U.S. Mail to property owners and occupants surrounding the Chestnut Senior and Family housing site. Attached for your records is the approved Fact Sheet and mailing list.

If you have any questions, please call me at (925) 960-4583.

Sincerely,

A handwritten signature in cursive script that reads "Frances Reisner".

Frances Reisner  
Housing Programs Manager  
Community Development Department

cc: Apolonio Munoz, MidPen Housing

Enclosures

1. Fact Sheet
2. Mailing List

Name	Address	City/State	Zip
Mailing owner & occupant labels for: SUB15-010 (VTPM10485); DDR15-029			
Location: 1779 Chestnut St (Chestnut Square)			Notice area: 300 feet
ACDEH Mailing Labels			
No.of labels: 159			
On October 9, 2017, the property owners were notified via U.S. Mail by			
City of Livermore Housing and Human Services Division (contact: Fran Reisner)			
Polo Munoz/Midpen Housing Corp.	1970 Broadway Suite 440	Oakland, CA	94612
Dilan Roe, Alameda County Dept. of Environmental Health	1131 Harbor Bay Parkway	Alameda, CA	94502
Carl J. Michelsen, PES Environmental, Inc.	7665 Redwood Blvd., Suite 200	Novato, CA	94945
Bradley Sugarman	901 Battery Street	San Francisco, CA	94111
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OCCUPANT	1575 OLIVINA AV	LIVERMORE CA	94551-6331
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OCCUPANT	1635 CHESTNUT ST STE. D-1	LIVERMORE CA	94551-6348
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OCCUPANT	1635 CHESTNUT ST STE. G	LIVERMORE CA	94551-6387
OCCUPANT	1635 CHESTNUT ST STE. H	LIVERMORE CA	94551-6387
OCCUPANT	1635 CHESTNUT ST STE. I	LIVERMORE CA	94551-6388
OCCUPANT	1635 CHESTNUT ST STE. J	LIVERMORE CA	94551-6388
OCCUPANT	1635 CHESTNUT ST STE. K	LIVERMORE CA	94551-6388
OCCUPANT	1635 CHESTNUT ST STE. L	LIVERMORE CA	94551-6348
OCCUPANT	1635 CHESTNUT ST STE. M	LIVERMORE CA	94551-6348
OCCUPANT	1635 CHESTNUT ST STE. N	LIVERMORE CA	94551-6348
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OCCUPANT	1652 CHESTNUT ST	LIVERMORE CA	94551-6308
OCCUPANT	1658 CHESTNUT ST	LIVERMORE CA	94551-6308
OCCUPANT	1661 PARK ST	LIVERMORE CA	94551-6343

OCCUPANT	1664 CHESTNUT ST	LIVERMORE CA	94551-6308
OCCUPANT	1666 CHESTNUT ST	LIVERMORE CA	94551-6308
OCCUPANT	1675 PARK ST	LIVERMORE CA	94551-6343
OCCUPANT	1678 CHESTNUT ST	LIVERMORE CA	94551-6308
OCCUPANT	168 GILLETTE PL	LIVERMORE CA	94550
OCCUPANT	1689 PARK ST	LIVERMORE CA	94551-6343
OCCUPANT	170 N N ST	LIVERMORE CA	94550
OCCUPANT	170 N N ST # 100	LIVERMORE CA	94550
OCCUPANT	170 N N ST # 102	LIVERMORE CA	94550
OCCUPANT	170 N N ST # 104	LIVERMORE CA	94550
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OCCUPANT	170 N N ST # 114	LIVERMORE CA	94550
OCCUPANT	170 N N ST # 116	LIVERMORE CA	94550
OCCUPANT	170 N N ST # 118	LIVERMORE CA	94550
W P CO 843-1-22-POR 6	1700 FARNAM ST #10TH	OMAHA NE	68102
OCCUPANT	1714 CHESTNUT ST	LIVERMORE CA	94551-4412
OCCUPANT	1715 CHESTNUT ST	LIVERMORE CA	94551-4411
OCCUPANT	1721 CHESTNUT ST	LIVERMORE CA	94551-4411
OCCUPANT	1727 CHESTNUT ST	LIVERMORE CA	94551-4411
OCCUPANT	1728 CHESTNUT ST	LIVERMORE CA	94551-4412
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OCCUPANT	1742 CHESTNUT ST	LIVERMORE CA	94551-4412
OCCUPANT	1748 RAILROAD AV	LIVERMORE CA	94550-3131
OCCUPANT	1753 PARK ST	LIVERMORE CA	94551-2843
OCCUPANT	1756 CHESTNUT ST	LIVERMORE CA	94551-4412
OCCUPANT	1759 CHESTNUT ST	LIVERMORE CA	94551-4411
OCCUPANT	1759 PARK ST	LIVERMORE CA	94551-2843
OCCUPANT	1763 CHESTNUT ST	LIVERMORE CA	94551
OCCUPANT	1763 CHESTNUT ST	LIVERMORE CA	94551-4411
OCCUPANT	1779 CHESTNUT ST	LIVERMORE CA	94551-4411
OCCUPANT	1815 CHESTNUT ST	LIVERMORE CA	94551-4413
OCCUPANT	1816 CHESTNUT ST STE. A	LIVERMORE CA	94551-4455
OCCUPANT	1816 CHESTNUT ST STE. B	LIVERMORE CA	94551-4455
OCCUPANT	1816 CHESTNUT ST STE. C	LIVERMORE CA	94551-4455
OCCUPANT	1816 CHESTNUT ST STE. D	LIVERMORE CA	94551-4455
OCCUPANT	1830 CHESTNUT ST	LIVERMORE CA	94551-4414
HELBACKA LINDA L TR	1835 OLD TOWER RD	LIVERMORE CA	94550
OCCUPANT	1839 CHESTNUT ST	LIVERMORE CA	94551-4413
OCCUPANT	1844 CHESTNUT ST	LIVERMORE CA	94551-4414
OCCUPANT	1848 CHESTNUT ST	LIVERMORE CA	94551
OCCUPANT	1853 CHESTNUT ST	LIVERMORE CA	94551-4413
OCCUPANT	1867 CHESTNUT ST	LIVERMORE CA	94551-4413
OCCUPANT	1930 DEPOT DR	LIVERMORE CA	94550
ARCHIBALD MICHAEL	1947 CHALON GLEN CT	LIVERMORE CA	94550
OUTSTANDING PROPERTY SOLUTIONS LLC	20814 CHESTER ST	CASTRO VALLEY CA	94546
OCCUPANT	211 N P ST	LIVERMORE CA	94551-8100
OCCUPANT	217 N N ST	LIVERMORE CA	94551-2833
YOUNG WILLIAM N	223 CANYON CREEK CT	SAN RAMON CA	94583
OCCUPANT	241 N M ST	LIVERMORE CA	94551-2823
OCCUPANT	242 N N ST	LIVERMORE CA	94551
ROSA ILDA A TR	2426 7TH ST	LIVERMORE CA	94550
RUOTOLO DAVID A & ANNA M TRS	2554 CORTE BELLA	PLEASANTON CA	94566
DUGGAN DANIEL A JR	261 HARTZ AVE	DANVILLE CA	94526
ESHelman JOHN M & SANDRA S TRS	264 WRIGHT BROTHERS AVE	LIVERMORE CA	94551
OCCUPANT	283 N P ST	LIVERMORE CA	94551-8100
OCCUPANT	312 N P ST	LIVERMORE CA	94551-8101
OCCUPANT	313 N M ST	LIVERMORE CA	94551-2825
OCCUPANT	315 N P ST	LIVERMORE CA	94551-8102
OCCUPANT	316 N P ST	LIVERMORE CA	94551-8101
OCCUPANT	317 N O ST	LIVERMORE CA	94551-6335
OCCUPANT	319 N N ST	LIVERMORE CA	94551-2835
OCCUPANT	321 N P ST	LIVERMORE CA	94551-8102
OCCUPANT	323 N P ST	LIVERMORE CA	94551-8102
OCCUPANT	325 N N ST	LIVERMORE CA	94551-2835
OCCUPANT	331 N O ST	LIVERMORE CA	94551-6335
OCCUPANT	335 HOLLADAY CT	LIVERMORE CA	94551-6310
OCCUPANT	341 N M ST	LIVERMORE CA	94551-2825
OCCUPANT	341 N N ST	LIVERMORE CA	94551-2835

OCCUPANT	342 N O ST	LIVERMORE CA	94551-6336
OCCUPANT	343 N N ST	LIVERMORE CA	94551-2835
OCCUPANT	347 N O ST	LIVERMORE CA	94551-6335
OCCUPANT	348 N N ST	LIVERMORE CA	94551-2836
REYES SADOT	3505 PARK RIDGE DR	RICHMOND CA	94806
OCCUPANT	356 N N ST	LIVERMORE CA	94551-2836
OCCUPANT	358 N O ST	LIVERMORE CA	94551-6336
OCCUPANT	359 N O ST	LIVERMORE CA	94551-6335
OCCUPANT	360 N N ST	LIVERMORE CA	94551-2836
OCCUPANT	362 N N ST	LIVERMORE CA	94551-2836
OCCUPANT	364 N O ST	LIVERMORE CA	94551-6336
OCCUPANT	375 N N ST	LIVERMORE CA	94551-2835
SANTOS BEATRICE M	375 NORTH N ST	LIVERMORE CA	94551
OCCUPANT	388 N O ST STE. 1A	LIVERMORE CA	94551-6389
OCCUPANT	388 N O ST STE. 1A	LIVERMORE CA	94551-6389
OCCUPANT	388 N O ST STE. 1B	LIVERMORE CA	94551-6359
OCCUPANT	388 N O ST STE. 1B	LIVERMORE CA	94551-6359
OCCUPANT	388 N O ST STE. 2A	LIVERMORE CA	94551-6389
OCCUPANT	388 N O ST STE. 2A	LIVERMORE CA	94551-6389
OCCUPANT	388 N O ST STE. 2B	LIVERMORE CA	94551-6359
OCCUPANT	388 N O ST STE. 2B	LIVERMORE CA	94551-6359
OCCUPANT	388 N O ST STE. 3A	LIVERMORE CA	94551-6389
OCCUPANT	388 N O ST STE. 3A	LIVERMORE CA	94551-6389
OCCUPANT	388 N O ST STE. 3B	LIVERMORE CA	94551-6359
OCCUPANT	388 N O ST STE. 3B	LIVERMORE CA	94551-6359
OCCUPANT	388 N O ST STE. 4A	LIVERMORE CA	94551-6389
OCCUPANT	388 N O ST STE. 4A	LIVERMORE CA	94551-6389
OCCUPANT	388 N O ST STE. 4B	LIVERMORE CA	94551-6359
OCCUPANT	388 N O ST STE. 4B	LIVERMORE CA	94551-6359
BERTOLOTTI ALDO J TR & BERTOLOTTI JOHN J	505 LAURELWOOD RD	SANTA CLARA CA	95054
FEIDSINE DAVID R & MARY A	560 TAWNY DR	PLEASANTON CA	94566
MCDONALD'S CORPORATION	563 LEISURE ST	LIVERMORE CA	94551
WERNER RANDY & SUZANNE TRS	5890 ARLENE WAY	LIVERMORE CA	94550
KLEINSASSER RONALD W & LINDA S TRS	7477 ASPEN CT	PLEASANTON CA	94588
PATTERSON TROY & MELANIE E	852 MARICOPA CT	LIVERMORE CA	94551
STEIGER JOHN H & BARBARA L TRS	930 MOCHO ST	LIVERMORE CA	94550
LIVERMORE VALLEY INVESTMENTS LLC	P.O. BOX 2248	LIVERMORE CA	94551
FIRST STATES INVESTORS 5200 LLC	PO BOX 167129	IRVING TX	75016
BORTIN SETH	PO BOX 2472	LIVERMORE CA	94551
S P CO	PO BOX 2500	BROOMFIELD CO	80038
WONG VICTOR & LAI P	PO BOX 2902	DUBLIN CA	94568



## **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.

## FACT SHEET ON ENVIRONMENTAL ASSESSMENT

1625-1635 Chestnut Street, Livermore, CA 94551, Page 2

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.

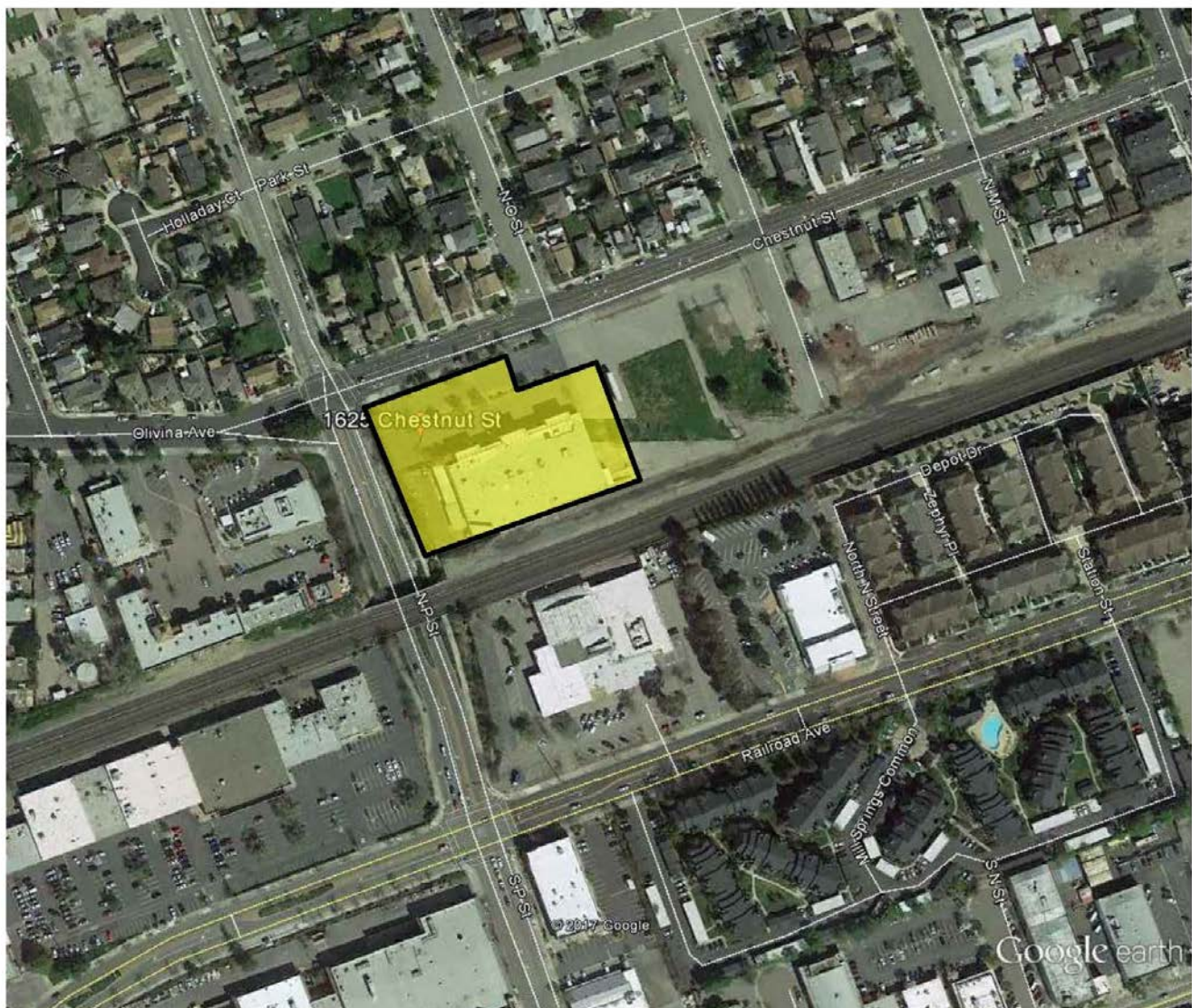
All work will be carried out in a manner designed to be protective of the environment and the local community.

### 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.

Dilan Roe	Carl Michelsen
Alameda County Department of Environmental Health	PES Environmental, Inc.
1131 Harbor Bay Parkway	7665 Redwood Blvd.,
Alameda, CA 94502	Suite 200
Phone: 510-567-6767	Novato, CA 94945
E-mail: <a href="mailto:dilan.roe@acgov.org">dilan.roe@acgov.org</a>	Phone: 415-899-1600
	E-mail: <a href="mailto:cmichelsen@pesenv.com">cmichelsen@pesenv.com</a>



Name	Address	City/State	Zip
Mailing owner & occupant labels for: SUB15-010 (VTPM10485); DDR15-029			
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OCCUPANT	1647 PARK ST	LIVERMORE CA	94551-6343
OCCUPANT	1650 CHESTNUT ST	LIVERMORE CA	94551-6308
OCCUPANT	1652 CHESTNUT ST	LIVERMORE CA	94551-6308
OCCUPANT	1658 CHESTNUT ST	LIVERMORE CA	94551-6308
OCCUPANT	1661 PARK ST	LIVERMORE CA	94551-6343

OCCUPANT	1664 CHESTNUT ST	LIVERMORE CA	94551-6308
OCCUPANT	1666 CHESTNUT ST	LIVERMORE CA	94551-6308
OCCUPANT	1675 PARK ST	LIVERMORE CA	94551-6343
OCCUPANT	1678 CHESTNUT ST	LIVERMORE CA	94551-6308
OCCUPANT	168 GILLETTE PL	LIVERMORE CA	94550
OCCUPANT	1689 PARK ST	LIVERMORE CA	94551-6343
OCCUPANT	170 N N ST	LIVERMORE CA	94550
OCCUPANT	170 N N ST # 100	LIVERMORE CA	94550
OCCUPANT	170 N N ST # 102	LIVERMORE CA	94550
OCCUPANT	170 N N ST # 104	LIVERMORE CA	94550
OCCUPANT	170 N N ST # 106	LIVERMORE CA	94550
OCCUPANT	170 N N ST # 108	LIVERMORE CA	94550
OCCUPANT	170 N N ST # 110	LIVERMORE CA	94550
OCCUPANT	170 N N ST # 112	LIVERMORE CA	94550
OCCUPANT	170 N N ST # 114	LIVERMORE CA	94550
OCCUPANT	170 N N ST # 116	LIVERMORE CA	94550
OCCUPANT	170 N N ST # 118	LIVERMORE CA	94550
W P CO 843-1-22-POR 6	1700 FARNAM ST #10TH	OMAHA NE	68102
OCCUPANT	1714 CHESTNUT ST	LIVERMORE CA	94551-4412
OCCUPANT	1715 CHESTNUT ST	LIVERMORE CA	94551-4411
OCCUPANT	1721 CHESTNUT ST	LIVERMORE CA	94551-4411
OCCUPANT	1727 CHESTNUT ST	LIVERMORE CA	94551-4411
OCCUPANT	1728 CHESTNUT ST	LIVERMORE CA	94551-4412
OCCUPANT	1737 CHESTNUT ST	LIVERMORE CA	94551-4411
OCCUPANT	1742 CHESTNUT ST	LIVERMORE CA	94551-4412
OCCUPANT	1748 RAILROAD AV	LIVERMORE CA	94550-3131
OCCUPANT	1753 PARK ST	LIVERMORE CA	94551-2843
OCCUPANT	1756 CHESTNUT ST	LIVERMORE CA	94551-4412
OCCUPANT	1759 CHESTNUT ST	LIVERMORE CA	94551-4411
OCCUPANT	1759 PARK ST	LIVERMORE CA	94551-2843
OCCUPANT	1763 CHESTNUT ST	LIVERMORE CA	94551
OCCUPANT	1763 CHESTNUT ST	LIVERMORE CA	94551-4411
OCCUPANT	1779 CHESTNUT ST	LIVERMORE CA	94551-4411
OCCUPANT	1815 CHESTNUT ST	LIVERMORE CA	94551-4413
OCCUPANT	1816 CHESTNUT ST STE. A	LIVERMORE CA	94551-4455
OCCUPANT	1816 CHESTNUT ST STE. B	LIVERMORE CA	94551-4455
OCCUPANT	1816 CHESTNUT ST STE. C	LIVERMORE CA	94551-4455
OCCUPANT	1816 CHESTNUT ST STE. D	LIVERMORE CA	94551-4455
OCCUPANT	1830 CHESTNUT ST	LIVERMORE CA	94551-4414
HELBACKA LINDA L TR	1835 OLD TOWER RD	LIVERMORE CA	94550
OCCUPANT	1839 CHESTNUT ST	LIVERMORE CA	94551-4413
OCCUPANT	1844 CHESTNUT ST	LIVERMORE CA	94551-4414
OCCUPANT	1848 CHESTNUT ST	LIVERMORE CA	94551
OCCUPANT	1853 CHESTNUT ST	LIVERMORE CA	94551-4413
OCCUPANT	1867 CHESTNUT ST	LIVERMORE CA	94551-4413
OCCUPANT	1930 DEPOT DR	LIVERMORE CA	94550
ARCHIBALD MICHAEL	1947 CHALON GLEN CT	LIVERMORE CA	94550
OUTSTANDING PROPERTY SOLUTIONS LLC	20814 CHESTER ST	CASTRO VALLEY CA	94546
OCCUPANT	211 N P ST	LIVERMORE CA	94551-8100
OCCUPANT	217 N N ST	LIVERMORE CA	94551-2833
YOUNG WILLIAM N	223 CANYON CREEK CT	SAN RAMON CA	94583
OCCUPANT	241 N M ST	LIVERMORE CA	94551-2823
OCCUPANT	242 N N ST	LIVERMORE CA	94551
ROSA ILDA A TR	2426 7TH ST	LIVERMORE CA	94550
RUOTOLO DAVID A & ANNA M TRS	2554 CORTE BELLA	PLEASANTON CA	94566
DUGGAN DANIEL A JR	261 HARTZ AVE	DANVILLE CA	94526
ESHELMAN JOHN M & SANDRA S TRS	264 WRIGHT BROTHERS AVE	LIVERMORE CA	94551
OCCUPANT	283 N P ST	LIVERMORE CA	94551-8100
OCCUPANT	312 N P ST	LIVERMORE CA	94551-8101
OCCUPANT	313 N M ST	LIVERMORE CA	94551-2825
OCCUPANT	315 N P ST	LIVERMORE CA	94551-8102
OCCUPANT	316 N P ST	LIVERMORE CA	94551-8101
OCCUPANT	317 N O ST	LIVERMORE CA	94551-6335
OCCUPANT	319 N N ST	LIVERMORE CA	94551-2835
OCCUPANT	321 N P ST	LIVERMORE CA	94551-8102
OCCUPANT	323 N P ST	LIVERMORE CA	94551-8102
OCCUPANT	325 N N ST	LIVERMORE CA	94551-2835
OCCUPANT	331 N O ST	LIVERMORE CA	94551-6335
OCCUPANT	335 HOLLADAY CT	LIVERMORE CA	94551-6310
OCCUPANT	341 N M ST	LIVERMORE CA	94551-2825
OCCUPANT	341 N N ST	LIVERMORE CA	94551-2835



OCCUPANT	342 N O ST	LIVERMORE CA	94551-6336
OCCUPANT	343 N N ST	LIVERMORE CA	94551-2835
OCCUPANT	347 N O ST	LIVERMORE CA	94551-6335
OCCUPANT	348 N N ST	LIVERMORE CA	94551-2836
REYES SADOT	3505 PARK RIDGE DR	RICHMOND CA	94806
OCCUPANT	356 N N ST	LIVERMORE CA	94551-2836
OCCUPANT	358 N O ST	LIVERMORE CA	94551-6336
OCCUPANT	359 N O ST	LIVERMORE CA	94551-6335
OCCUPANT	360 N N ST	LIVERMORE CA	94551-2836
OCCUPANT	362 N N ST	LIVERMORE CA	94551-2836
OCCUPANT	364 N O ST	LIVERMORE CA	94551-6336
OCCUPANT	375 N N ST	LIVERMORE CA	94551-2835
SANTOS BEATRICE M	375 NORTH N ST	LIVERMORE CA	94551
OCCUPANT	388 N O ST STE. 1A	LIVERMORE CA	94551-6389
OCCUPANT	388 N O ST STE. 1A	LIVERMORE CA	94551-6389
OCCUPANT	388 N O ST STE. 1B	LIVERMORE CA	94551-6359
OCCUPANT	388 N O ST STE. 1B	LIVERMORE CA	94551-6359
OCCUPANT	388 N O ST STE. 2A	LIVERMORE CA	94551-6389
OCCUPANT	388 N O ST STE. 2A	LIVERMORE CA	94551-6389
OCCUPANT	388 N O ST STE. 2B	LIVERMORE CA	94551-6359
OCCUPANT	388 N O ST STE. 2B	LIVERMORE CA	94551-6359
OCCUPANT	388 N O ST STE. 3A	LIVERMORE CA	94551-6389
OCCUPANT	388 N O ST STE. 3A	LIVERMORE CA	94551-6389
OCCUPANT	388 N O ST STE. 3B	LIVERMORE CA	94551-6359
OCCUPANT	388 N O ST STE. 3B	LIVERMORE CA	94551-6359
OCCUPANT	388 N O ST STE. 4A	LIVERMORE CA	94551-6389
OCCUPANT	388 N O ST STE. 4A	LIVERMORE CA	94551-6389
OCCUPANT	388 N O ST STE. 4B	LIVERMORE CA	94551-6359
OCCUPANT	388 N O ST STE. 4B	LIVERMORE CA	94551-6359
BERTOLOTTI ALDO J TR & BERTOLOTTI JOHN J	505 LAURELWOOD RD	SANTA CLARA CA	95054
FEIDSINE DAVID R & MARY A	560 TAWNY DR	PLEASANTON CA	94566
MCDONALD'S CORPORATION	563 LEISURE ST	LIVERMORE CA	94551
WERNER RANDY & SUZANNE TRS	5890 ARLENE WAY	LIVERMORE CA	94550
KLEINSASSER RONALD W & LINDA S TRS	7477 ASPEN CT	PLEASANTON CA	94588
PATTERSON TROY & MELANIE E	852 MARICOPA CT	LIVERMORE CA	94551
STEIGER JOHN H & BARBARA L TRS	930 MOCHO ST	LIVERMORE CA	94550
LIVERMORE VALLEY INVESTMENTS LLC	P.O. BOX 2248	LIVERMORE CA	94551
FIRST STATES INVESTORS 5200 LLC	PO BOX 167129	IRVING TX	75016
BORTIN SETH	PO BOX 2472	LIVERMORE CA	94551
S P CO	PO BOX 2500	BROOMFIELD CO	80038
WONG VICTOR & LAI P	PO BOX 2902	DUBLIN CA	94568



## **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.

## FACT SHEET ON ENVIRONMENTAL ASSESSMENT

1625-1635 Chestnut Street, Livermore, CA 94551, Page 2

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.

Dilan Roe	Carl Michelsen
Alameda County Department of Environmental Health	PES Environmental, Inc.
1131 Harbor Bay Parkway	7665 Redwood Blvd.,
Alameda, CA 94502	Suite 200
Phone: 510-567-6767	Novato, CA 94945
E-mail: <a href="mailto:dilan.roe@acgov.org">dilan.roe@acgov.org</a>	Phone: 415-899-1600
	E-mail: <a href="mailto:cmichelsen@pesenv.com">cmichelsen@pesenv.com</a>

