



May 1, 2017

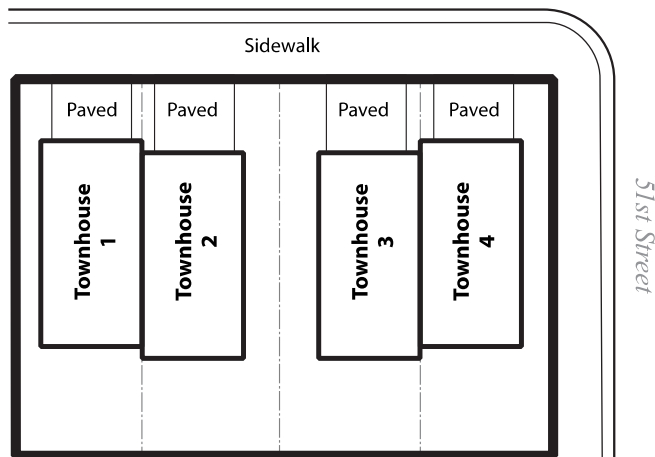
FACT SHEET ON REMEDIAL ACTION PLAN Broadway 51st Redevelopment

4974, 4970, 4966 and 4964 Desmond Street,
Oakland, California
Site Cleanup Program Case No. RO0003186
GeoTracker Global ID T0000007664

Summary - This fact sheet has been prepared to inform community members and other stakeholders of the status of environmental work at 14974, 4970, 4966 and 4964 Desmond Street, Oakland, California (Site) (Figure 1). US TP SRM Temescal, LLC, the property owner, is working with Alameda County Department of Environmental Health (ACDEH) to investigate and cleanup shallow lead contamination found above appropriate regulatory screening levels at the Site. US TP SRM Temescal, LLC, is redeveloping the property into four two-story residential units with lower level parking. This fact sheet contains information concerning the Site background, environmental investigations, remedial activities, and contact information.

Figure 1 – Site Map

Desmond Street



Site Background - The subject Site will consist of four new parcels for four new townhome units along Desmond Street in Oakland, California (Figures 1 and 2). In 2015, a mixed commercial and residential development was planned for the subject Site, and for adjacent parcels to the east located along Broadway Avenue and 51st Street. The subject Site was formerly vacant and used for car dealership parking. The adjacent eastern parcels were formerly occupied by a dry cleaning business, furniture sales, and parking for a car dealership. This fact sheet does not address the ongoing redevelopment on the eastern parcels immediately east of the subject Site.

Environmental Investigation - Environmental investigations commenced at the Site in 2013 to evaluate the potential for contaminants and if needed for contaminant characterization for the planned soil excavation and soil export for redevelopment purposes. Since that time, lead concentrations were found in shallow soil higher than applicable regulatory agency Environmental Screening Levels (ESLs). Subsequent assessment was performed to delineate the extent of lead contamination in shallow soil and to meet the requirements of the offsite soil disposal facility. For the four parcels, lead contamination above ESLs was confined to depths of 2 ft or shallower.

Of current concern is the potential for residual lead contamination to be present in shallow Site soil outside of the excavation area. Future actions include further characterization of potential lead contamination in soil at the site, and will include the removal of any identified lead contamination above appropriate ESLs.

No volatile organic compounds (VOCs) or other chemicals of potential concern have been identified at the Site.

Proposed Cleanup Actions – US TP SRM Temescal, LLC, has been working with ACDEH to implement remedial action to address any shallow lead identified above ESLs during site redevelopment. Planned redevelopment for this Site requires the excavation and offsite disposal of most shallow soil to approximately 2 to 6 ft depth. However, some limited shallow soil surrounding and beneath the planned building excavation is currently not scheduled for removal. Proposed activities include additional soil sampling to characterize any remaining lead contamination, removal of any soil with lead above ESLs, and to follow approved plans for proper soil handling during construction and removal in order to safeguard human health from exposure to lead via dust generation.

Additional Lead Characterization Sampling – The first action will be additional sampling of site soil that would otherwise remain upon completion of the redevelopment. The soil sampling may be completed in phases if necessary to fully characterize any lead contamination above ESLs.

Contingent Soil Excavation and Offsite Disposal- Any remaining lead contaminated soil above ESLs will be excavated and disposed off-site. When appropriate, additional soil sampling will be conducted to confirm the removal of all lead contamination in soil at the site.

Dust Mitigation and Control – All soil handling will be conducted following approved plans and best management practices. Water will be used to wet soil to prevent dust generation. Perimeter air monitoring will be performed during excavation activities to ensure that dust is kept at a minimum and complies with air permit

requirements. Trucks hauling excavated soil will be covered with tarps and follow the routes prescribed in an approved traffic control plan. Ongoing grading activities are being performed consistent with the approved Site Management Plan and the Stormwater Pollution Prevention Plan, and will be adhered to during site activities.

What This Means to You – During site remediation, continued construction traffic and noise from excavation and loading activities at the site are expected. Dust generation during excavation and loading will be possible, but will be monitored and actively suppressed. Equipment noise is anticipated to be moderate.

Next Steps – The proposed remedial actions and planned activities will be presented in a *Remedial Action Work Plan* (Workplan) prepared by environmental consultant Pangea Environmental Services, Inc., on behalf of US TP SRM Temescal, LLC. The public is invited to comment on the proposed remedial action described above.

Following remediation, a remedial action implementation report will be prepared.

The entire case file for this Site (which includes the adjacent eastern area) can be viewed on the ACDEH website at <http://www.acgov.org/aceh/lop/ust.htm> or at the State of California Water Resources Control Board Geotracker website at <http://geotracker.swrcb.ca.gov>.

Please send written comments regarding the proposed remedial actions to Dilan Roe at the address below. All written comments received by **June 1, 2017**, will be forwarded to the Responsible Party, will be considered, and responded to.

For More Information

Please contact any of the following individuals with questions or concerns you may have:

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Glossary of Terms

Volatile organic compounds (VOCs)—VOCs are organic liquids, including many common solvents that readily evaporate at temperatures normally found at ground surface and at shallow depths. Many VOCs are known human carcinogens. Examples of VOC usage include dry cleaning solvent, carburetor cleaner, brake cleaner, and paint solvents.

Figure 2 - Site

