



March 23, 2016
FACT SHEET ON ENVIRONMENTAL CORRECTIVE
ACTIONS

Oakland International Housing Partners, L.P.

9400 International Boulevard, Oakland, California
Alameda County Voluntary Remedial Action Program
Case No: RO0003202
Geotracker Global ID No: T10000008353

Site Remediation Summary

This fact sheet has been prepared to inform community members and other interested stakeholders regarding the status of a proposed surface soil remediation at the Oakland International Housing Partners, L.P. (OIHP) residential redevelopment project located at 9400 International Boulevard in Oakland, California. OIHP, the lead responsible party for the case, is proposing to perform limited soil excavation and offsite disposal to remove elevated lead (and other less common contaminants) in shallow soils. The soil excavation activities are being conducted under the regulatory oversight of Alameda County Department of Environmental Health (ACDEH).

Site Background

The OIHP residential site is located on the southeast corner of International Boulevard and 94th Avenue in Oakland, California. The Site is approximately 1.26 acres in size and is located in the southeast portion of Oakland, in Alameda County, California (See attached figure). The site is currently vacant, but was most recently used in 2015 for mixed commercial uses including a large church in one building and a methadone clinic in another. Previous site uses included a dry cleaner in one building. Additional onsite buildings were dilapidated and no longer in use in 2015.

Phase I and Phase II Environmental Site Assessments were conducted in 2015. Known impacts to the Site are primarily elevated lead concentrations in shallow soils (generally 1 to 3 feet below current ground surface), and limited low-level detections of pesticides and total petroleum hydrocarbons in the same shallow soils. The detected impacts exceed both residential human health risk-based screening levels and/or hazardous waste screening criteria in numerous samples. The source of the impacts is unknown. While the impacts could likely be managed in-place by capping the Site, and preventing future exposures via Agency-approved engineering, and operations and maintenance approaches, OIHP desires to voluntarily pursue the removal of shallow soil contamination exceeding conservative residential screening-levels from the site.

Remediation Alternative: Excavation

Soil excavation is proposed to remediate soil impacts to the subsurface at the subject site. The extent of lead

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impacts is limited to shallow soils (generally 1-3 feet below ground surface) extending across approximately 0.5 acres of the site. Site soil excavation activities will occur between above-ground building demolition and site grading for construction, and will occur within fenced site boundaries. Excavated soils will be profiled and transported offsite for lawful disposal at regulated disposal facilities. Excavation confirmation sampling, including further refinement of the lateral extent of contamination, and analytical testing is required by ACDEH, and will be used to verify the removal of the contamination.

What this Means To You

The soil remediation activities will involve the use of excavation construction equipment to remove soils, temporarily move and store the soils onsite, and load trucks destined for disposal facilities. Construction activities and noise are anticipated to be moderate. Excavation, stockpiling, and loading activities will be done in compliance with Bay Area Air Quality Management District (BAAQMD) regulations, and fence-line dust monitoring will be implemented in order to be protective of local inhabitants.

Next Steps

OIHP is working with ACEH to implement the soil cleanup at the site. The proposed excavation alternative is described in the Remedial Action Plan for the Site, prepared by RPS Iris Environmental, OIHP's environmental consultant. The public is invited to review and comment on the proposed cleanup action. The report is available on ACEH's website (<http://www.acgov.org/aech/lop/ust.htm>) or the State Water Resources Control Boards GeoTracker website (<http://www.geotracker.waterboards.ca.gov/>). Please send written comments regarding the proposed corrective action to **Mark Detterman** at either of his addresses listed below. All written comments received by April 21, 2016 will be forward to the Responsible Party and will be considered and responded to prior to a final determination on the proposed cleanup.

For Additional information, please contact:

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