

Fact Sheet on Corrective Action Plan

Alameda County
Bockman Road Property
1233 Bockman Road
San Leandro, California 94577
ACEH Case # RO00003217
October 2016

This fact sheet is being provided to describe site background, past work to investigate site contamination, next steps, the oversight process for the site, and how you can obtain more information.

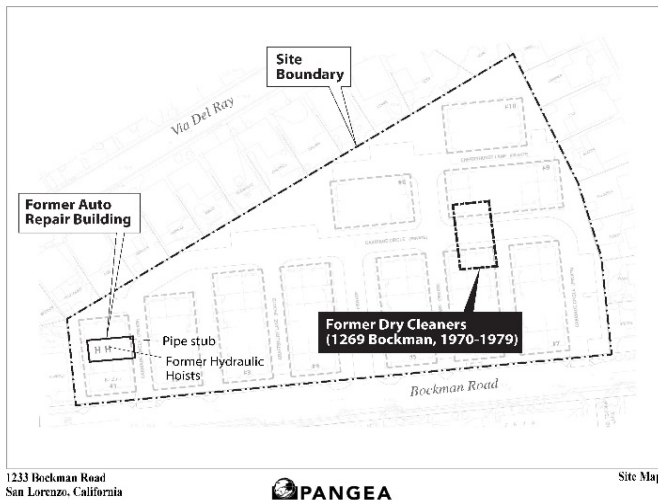
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By Alameda County Environmental Health 3:19 pm, Oct 19, 2016

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Summary - This fact sheet has been prepared by PAULS Corporation, LLC (PaulsCorp), to inform community members and other stakeholders of the status of environmental work at 1233 Bockman Avenue, San Lorenzo, California (Site) (Figure 1). PaulsCorp, the property owner and designated responsible party for the site cleanup program, is working with Alameda County Environmental Health (ACEH) to investigate and cleanup contamination associated with former dry cleaner and automotive repair activities at the Site. PaulsCorp is redeveloping the vacant parcel into 53 two-story residential units within ten buildings. This fact sheet contains information concerning the Site background, environmental investigation and cleanup activities, and contact information.

Figure 1 – Site Map



Site Background - The subject Site consists of a vacant lot located at 1233 Bockman Avenue, San Lorenzo, California (Figure 1). Prior to 2007, the site operated as a strip mall with dry cleaner operations occurring between 1960 and 1979. An automotive service station also existed in the western corner of the Site as well until it too was demolished in 2007.

It is unknown what chemicals were used by the dry cleaner, but the typical dry cleaning chemical of choice was tetrachloroethene, which is also known as perchloroethene (PCE) or 'perc'. Automotive service and repair stations generally use a variety of petroleum

hydrocarbons including gasoline, diesel, motor oil, and hydraulic oil.

Environmental Impacts - Environmental investigation commenced at the vacant site in 2015 to evaluate potential impact to the site subsurface by PCE and/or hydrocarbons. To date, environmental assessment activities have included soil sampling from 10 borings; grab groundwater sampling from 12 borings; soil gas sampling from over 45 probes.

Volatile organic compounds (VOCs) have been primarily detected in soil gas at the site at concentrations greater than applicable regulatory agency screening levels. Little to no VOCs have been detected in soil and groundwater.

Glossary of Terms

Soil Gas—Soil gas refers to the air that is present in the open spaces between soil particles between the ground surface and the water table. It includes air (primarily oxygen and nitrogen, like above ground), water vapor, and occasionally pollutants.

Subslab Gas—Subslab gas refers to the air that is present in the open spaces between soil particles and backfill material immediately beneath a building slab. It includes air (primarily oxygen and nitrogen, like above ground), water vapor, and occasionally pollutants.

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.

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VOCs are able to move in the environment, from soil to groundwater, from groundwater to soil, and from groundwater or soil to air. Of particular interest is the potential for movement of VOCs into the inside of buildings where people could be exposed to contaminated air. This process is called vapor intrusion into indoor air. The presence of these chemicals at concentrations exceeding regulatory screening levels does not indicate that adverse impacts to human health or the environment are necessarily occurring, but rather indicates that a potential for adverse risk may exist. No sensitive receptors such as schools, day care centers or hospitals were identified within 100 feet of the subject property structure.

PCE has been detected in soil gas primarily beneath the eastern site area with the highest concentrations of PCE found immediately surrounding the former dry cleaners. Benzene and ethylbenzene have also been detected in soil gas along the eastern portion of the site and likely source from a former gasoline station/auto repair facility located offsite to the south at 1210 Bockman Road. The environmental case for 1210 Bockman Road was granted regulatory closure in 2013.

Proposed Cleanup Activities – PaulsCorp has been working with Alameda County Environmental Health to implement corrective action at the site in conjunction with site development. The corrective action has identified soil excavation as the most feasible alternative to remediate soil, soil gas, and groundwater impacts and mitigate potential vapor intrusion risks to future site occupants. A sub-slab vapor barrier is also proposed to further safeguard future residents from potential vapor intrusion of VOCs. During soil excavation, engineering controls will be implemented to control dust. Perimeter air monitoring will be performed during excavation activities to ensure that dust is kept at a minimum and VOCs do not exceed their permitted emission level. Trucks hauling excavated soil will 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, which will be adhered to during remedial activities.

Post-Excavation Confirmation Sampling - Additional sampling of subslab gas will be conducted beneath the concrete slab of the new buildings to confirm that soil excavation approach has been successful in mitigating the potential vapor intrusion risk to future occupants.

Contingent Corrective Action Activities - If the post-excavation confirmation sampling identifies concerns, additional contingent measures will be implemented as merited including: excavation of additional shallow soil, expansion of the passive ventilation systems, installation of an extraction blower to provide active ventilation to accelerate PCE removal and further safeguard indoor air, and/or installation of additional vapor intrusion barriers.

Next Steps – The proposed corrective actions and planned activities are presented in the *Draft Corrective Action Plan (CAP)* dated October 7, 2016 and prepared by environmental consultant Pangea Environmental Services, Inc., on behalf of PaulsCorp. The public is invited to review and comment on the corrective actions in these documents.

The CAP as well as the entire case file can be viewed on the ACEH 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 corrective actions to Dilan Roe at the address below. All written comments received by **November 7, 2016**, will be forwarded to the Responsible Party, and will be considered and responded to prior to a final determination on the cleanup.

For More Information

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

Kit Soo
Alameda County Environmental Health Case Manager
510-567-6791
Kit.soo@acgov.org

Bob Clark-Riddell
Pangea Environmental Services Inc; Consultant
510-836-3700
briddell@pangeaenv.com
