



March 5, 2018

FACT SHEET ON ENVIRONMENTAL REMEDIAL ACTIONS

Millennial Hotel Redevelopment Project

2225 Telegraph Avenue, Oakland, CA 94612

Site Cleanup Program No. RO0003273

Geotracker Global ID T10000011197

SUMMARY – This fact sheet has been prepared to inform community members and other interested stakeholders of the approach for redevelopment and the associated environmental remedial actions proposed at the 2225 Telegraph Avenue Redevelopment Project (the "Site") in Oakland, California (see Figure 1). GH I TC 2225 Telegraph, LLC (GH I TC), the developer and lead Responsible Party for the case, has submitted a proposed cleanup plan called a Corrective Action Plan (CAP) for the proposed Site redevelopment. This fact sheet contains information concerning Site background, discussion of recent investigations, proposed remedial action plans, planned Site redevelopment activities, and project contacts.

The Alameda County Department of Environmental Health (ACDEH) invites you to review and comment on the proposed cleanup plan for Site. The draft CAP proposes excavation and off-site disposal of soil and groundwater contaminated with petroleum hydrocarbons (TPH) and the compounds benzene, toluene, ethylbenzene, and xylenes (collectively BTEX) and methyl tertiary butyl ether (MTBE).

SITE BACKGROUND – The Site, located at 2225 Telegraph Avenue in Oakland, is about one-third of an acre and currently operates as a Valero branded retail gasoline station. The site has been the location of a retail gasoline station since at least 1963. The Site is currently an open cleanup Site, ACDEH Case Number RO0000358, in which extensive investigation and cleanup activities have been performed by ExxonMobil. Cleanup activities associated with the current land use are nearing completion; however, over the next year, GH I TC plans to redevelop the Site as a hotel consisting of commercial and potentially residential units.

Redevelopment activities at the Site will include razing on-site features and removing the current underground storage tanks (USTs). As part of the redevelopment, opportunities for additional cleanup activities exist. To minimize impacts to the community, remediation work would be conducted concurrently with planned redevelopment.



(Figure 1)

SITE INVESTIGATION FINDINGS – Site investigations have been conducted to determine the extent of impacts to soil, groundwater and soil vapor (the air between particles of soil).

Investigations found that soil and groundwater contain TPH and BTEX/MTBE, primarily in the northeastern portion of the Site, in the vicinity of where the USTs are located. Groundwater contaminant impacts is primarily found in this area and extends in the downgradient

(southeastern) direction. The groundwater contaminant plume has been delineated for TPH and BTEX. The extent of the MTBE plume in groundwater has not been defined. However, excavation will remove much of the remaining contaminated soil and groundwater would continue to be monitored to assess the effectiveness of the contaminant source removal and remedial activities.

PROPOSED CLEANUP PLAN– GH I TC, under the oversight of ACDEH, prepared a CAP which evaluates cleanup options and recommends the following:

- **UST and Fuel Dispensing System Removal** – The UST system features (presumed source) are to be removed and properly disposed of as part of station demolition activities.
- **Soil Excavation/Off-Site Disposal** – Petroleum impacted soil would be excavated as identified during the station demolition. Contaminated soil would be disposed of at a licensed facility and excavated areas would be backfilled with clean material.
- **Groundwater Treatment and Monitoring** – Impacted groundwater encountered would initially be pumped into a storage tank and transported offsite for proper disposal. Additionally, enhanced bioremediation via the emplacement of oxygen releasing compounds will take place to help stimulate biodegradation of petroleum impacts to allow for the natural breakdown of petroleum compounds into harmless byproducts. Groundwater would continue to be monitored to assess the effectiveness of the source removal and remedial activities.
- **Vapor Intrusion Mitigation System (VIMS)** – Additional investigation activities to further assess soil vapor conditions are currently ongoing. Data from these investigations will be reviewed by the ACDEH to determine if current conditions pose a significant vapor intrusion risk to the future development. If necessary, the building design will include a VIMS to be protective of indoor air quality.

- **Land Use Covenant** – If a VMIS system is warranted, a land use covenant would be recorded for the Site to document Site conditions, ensure the proper management of soil, and limit groundwater uses.

HEALTH AND SAFETY - All work would be conducted in accordance with a Site-specific Health and Safety Plan and overseen by the ACDEH.

WHAT THIS MEANS TO YOU – Cleanup work would be conducted in conjunction with Site redevelopment activities and should take approximately 2 months. During the remedial efforts, increased construction traffic and noise from activities at the Site are expected. Dust generation during earthwork will be rigorously monitored and actively suppressed using water, tarps, and other measures to minimize dust. Truck tires and undercarriages would be cleaned before trucks leave the Site. Equipment noise is anticipated to be moderate.

NEXT STEPS – GH I TC is working with ACDEH to prepare for the planned redevelopment to assure that the remedial activities can be completed in a swift and effective manner.

The public is invited to review and comment on this CAP, which is available at the State Water Resources Control Board's GeoTracker website: http://geotracker.waterboards.ca.gov/profile_report?global_id=T10000011197

Please send written comments regarding the proposed remedial actions to Keith Nowell at the address below. All written comments received by April 4, 2018 will be forwarded to the Responsible Party, and will be considered and responded to prior to a final determination on the proposed cleanup.

FOR ADDITIONAL INFORMATION–

Contact: Keith Nowell, Alameda County Department of Environmental Health, 1131 Harbor Bay Parkway, Alameda, CA 94502.

Phone: 510-567-6764;

Email: keith.nowell@acgov.org