



November 1, 2018

Pacific West Communities, Inc.  
c/o Mr. Don Slattery  
430 E. State Street, Suite 100  
Eagle, ID 83616  
(Sent via electronic mail to: [dons@tpchousing.com](mailto:dons@tpchousing.com))

Subject: Public Comment Period and Site Management Plan Approval; Voluntary Remedial Action Program Case No. RO0003332 and Geotracker Global ID T10000012108, Pacific West Communities, 10550 International Boulevard, Oakland, CA 94603

Dear Mr. Slattery:

Alameda County Department of Environmental Health (ACDEH) staff has reviewed the case file including the *Site Management Plan (SMP)*, dated October 29, 2018. *The SMP* was generated and submitted on your behalf, by Phase 1 Environmental Services. Thank you for submitting the document.

The SMP was generated as the result of several meetings and discussions relative to the potential for contamination at the site based on past uses. It was generated to manage the generation of contaminated soil and groundwater that may be encountered at the site during grading. It provides guidance and standard procedures to be used during construction due to unexpected sources of contamination, potential generation of contaminated dust at the site, and in the event of the discovery of underground tanks (USTs) or other underground structures during the grading processes.

Based on the review of the case file ACDEH requests that you address the following technical comments and provide us the documents requested below.

### **TECHNICAL COMMENTS**

- 1. Public Participation** - Public participation is a requirement for potential remedial action or case closure. In order to notify potentially affected members of the public of the potential for remedial actions, ACDEH will distribute the attached *Fact Sheet on Potential Environmental Remedial Actions* to addresses in the immediate vicinity, and to local agencies with an interest in the proposed redevelopment. The fact sheet requests that landowners, residents, or other interested parties submit any comments or questions to ACDEH regarding the proposed actions. ACDEH will forward all comments to you from the public prior to approving implementation of the SMP. The public comment period will run between November 3 and December 3, 2018. Once any comments have been responded to, ACDEH will notify you that you may proceed with implementation of the SMP at the site.
- 2. Site Management Plan** – ACDEH is in general agreement that the SMP is suitable to manage known contamination from historic site uses, and the potential for unexpected contingencies that can be encountered during site redevelopment.

Please be aware that ACDEH has not approved implementation of the SMP with this letter, but has determined the document is suitable to manage conditions at the site upon implementation. Once all public comments have been reviewed and responded to, ACDEH will notify you that the SMP can be implemented.

**DELIVERABLES DUE**

Please upload technical reports to the ACDEH ftp site (Attention: Mark Detterman), and to the State Water Resources Control Board's Geotracker website, in accordance with the specified file naming convention below, according to the following schedule:

- **30 Days After Public Comment Period End – Response to Comments**

If you have any questions, please do not hesitate to call me at (510) 567-6876 or send me an electronic mail message at [mark.detterman@acgov.org](mailto:mark.detterman@acgov.org).

Sincerely,



Mark E. Detterman, PG 4799, CEG 1788  
Senior Geologist  
Senior Hazardous Materials Specialist

Enclosures: Attachment 1 – Responsible Party (ies) Legal Requirements / Obligations  
Electronic Report Upload (ftp) Instructions

*Fact Sheet on Environmental Remedial Actions and Mailing List*

cc: Peter Vollmann, City of Oakland Bureau of Planning, 250 Frank H. Ogawa, Suite 2114, Oakland, CA 94612; (Sent via email to: [PVollmann@oaklandnet.com](mailto:PVollmann@oaklandnet.com))  
Chris Candell, City of Oakland Bureau of Planning, 250 Frank H. Ogawa, Suite 2114, Oakland, CA 94612; (Sent via email to: [CCandell@oaklandnet.com](mailto:CCandell@oaklandnet.com))  
Stuart Solomon, Phase 1 Environmental Services, Inc, 5216 Harwood Road, San Jose, CA 95124; (Sent via electronic mail to: [stuart@phase~1environmental.com](mailto:stuart@phase~1environmental.com))  
Dilan Roe, ACDEH, (Sent via electronic mail to: [dilan.roe@acgov.org](mailto:dilan.roe@acgov.org))  
Paresh Khatri, ACDEH; (Sent via electronic mail to: [paresh.khatri@acgov.org](mailto:paresh.khatri@acgov.org))  
Mark Detterman, ACDEH, (Sent via electronic mail to: [mark.detterman@acgov.org](mailto:mark.detterman@acgov.org))  
Electronic File; GeoTracker



**October 31, 2018**  
**FACT SHEET ON POTENTIAL**  
**ENVIRONMENTAL REMEDIAL ACTIONS**

**Subject: Redevelopment of Former Auto Dealership,  
Auto Body Shops, and Auto Repair & Storage  
Facilities at 10550 International Blvd., 1424, 1500,  
1510, 1520, 1528, 1548 & 1560 105<sup>th</sup> Avenue,  
Oakland, CA 94603**

**Pacific West Communities; Voluntary Remedial  
Action Program, Case No. RO0003332; Global ID  
T10000012108**

Previous Site Remediation Summary

This fact sheet has been prepared to inform community members and other interested stakeholders regarding the status of the planned redevelopment of the Subject site by Pacific West Communities, Inc. An extensive subsurface investigation on the properties was conducted in 2001 for the Oakland Unified School District (OUSD) and overseen by the Department of Toxic Substances Control (DTSC). The OUSD was planning a school expansion. This investigation determined 4 areas of concern where soil was affected by petroleum, and one by arsenic that were above school occupancy standards. The OUSD funding was cut, and the project cancelled. In 2015, the property owner elected to perform the clean-up that had been specified by the DTSC to clear the property for residential development and occupancy. The areas of concern were excavated, and successfully cleaned to residential standards.

A remedial action Site Management Plan (SMP) has been generated to address any remaining previously undiscovered contaminated soils, piping, or tanks that might be encountered during the redevelopment activities.

Site Background

The Subject site involves 10 contiguous parcels to the southeast of 105<sup>th</sup> Ave. starting at the corner of 105<sup>th</sup> Ave. and International Blvd., running northeast along 105<sup>th</sup> Ave. in Oakland, CA. The total acreage being redeveloped for residential occupancy is approximately 2.8 acres.

Known uses of the site date back to the mid-1920s when residences on the property were initially built. The first commercial building occupancy began in 1951-52. Development into automotive operations began in the 1960s and continued through about 2000 – initially consisting primarily of auto dealerships. Two underground storage tanks were removed from the 10500 International Blvd. (then E. 14<sup>th</sup> St.) parcel (not a part of the residential redevelopment) in 1993. One was gasoline, and the other, waste oil. The gasoline tank had leaked – affecting groundwater. The waste oil tank had not. Groundwater was monitored for the following 5 years. Case closure was granted by the Alameda County Department of

Environmental Health (ACDEH) in 1998 – based on the parcel remaining under commercial occupancy. This parcel will remain commercial and is not part of the new residential redevelopment.

Other automotive operations on the redevelopment parcels have included; auto repair facilities, two auto body shops (both with paint booths), an auto towing yard, and general automobile storage.

Proposed Actions

The redevelopment of the site includes; demolition and removal of the existing buildings, installation of new underground utilities, and installation of the foundation, including 3 elevators, whose shaft pits will extend underground to approximately 5 ft. below grade surface. These activities will involve disturbing soils in their vicinity, and the possibility of encountering remnant petroleum-affected soils. There is also a possibility that underground piping or heating oil tank(s) left from the residential era could be encountered.

A SMP has been prepared to manage the possible presence of these conditions during excavation, grading, and construction activities during disturbance and excavation phases of the shallow soils at the site. If encountered, excavated contaminated soil, tank(s), or piping will be segregated, and transported to appropriately permitted offsite landfills.

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

What this Means To You

During site excavation activities, increased construction traffic and noise from excavation and loading activities into trucks to transport the soils offsite should be expected. Dust generation during excavation and loading will be possible, and will be actively monitored, and actively suppressed to standards set by regulatory agencies, including the Bay Area Air Quality Management District (BAAQMD). Equipment noise is anticipated to be moderate during working hours.

Next Step

Pacific West Communities, Inc, will work with the ACDEH to implement the SMP, prepared by their consultant; Silicon Valley Environmental Group, Inc. The public is invited to review and comment on the proposed activities. The SMP plan is available on the State Water Resources Control Board's GeoTracker website (<http://geotracker.waterboards.ca.gov/>).

Please send written comments regarding the site or the SMP to the attention of Mark Dettnerman or the ACDEH, or to Stuart Solomon of Silicon Valley Environmental Group, Inc. at the addresses below. Please refer to ACDEH case RO0003332 and Global Id No. T10000012108 in any correspondence. **All written comments received by December 3, 2018** will be forwarded to the developer and will be considered and responded to prior to the final determination on the project.

For Additional information, please contact:

Mark Detterman Alameda County Department of Environmental Health 1131 Harbor Bay Parkway Alameda, CA 94502 Phone: 510-567-6876 E-mail: <a href="mailto:mark.detterman@acgov.org">mark.detterman@acgov.org</a>	Stuart G. Solomon Silicon Valley Environmental Group 5216 Harwood Road San Jose, CA 95124 Phone: 408-406-3850 E-mail: <a href="mailto:stuart@phase-1environmental.com">stuart@phase-1environmental.com</a>
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**Approximate Area of the Residential Redevelopment:**



AGUILAR ARISTEO & AYALACUPELLAR MARIA  
PARCEL #: 47-5509-36-1  
1440 104TH AVE  
OAKLAND CA 94603-3251

ALAMEDA CONTRA COSTA TRANSIT DISTRIC  
PARCEL #: 47-5519-5-1  
1600 FRANKLIN ST  
OAKLAND CA 94612-2806

ALAMEDA CONTRA COSTA TRANSIT DISTRIC  
PARCEL #: 47-5519-4-3  
611 W 6TH ST #2400  
LOS ANGELES CA 90017-3101

ALAMEDA CONTRA COSTA TRANSIT DISTRIC  
PARCEL #: 47-5519-6-1  
1600 FRANKLIN ST  
OAKLAND CA 94612-2806

AVERY JASON & JESSICA L  
PARCEL #: 47-5508-14  
1695 VIA AMIGOS  
SAN LORENZO CA 94580-2009

BARILLAS ILIANA & PARSONS PATRICK  
PARCEL #: 47-5509-24  
1648 104TH AVE  
OAKLAND CA 94603-3233

COMMUNITY FUND LLC  
PARCEL #: 47-5509-32-1  
1032 E 14TH ST  
SAN LEANDRO CA 94577-3731

CORNEJO RAFAEL  
PARCEL #: 45-5194-8  
PO BOX 421  
ATWATER CA 95301-0421

GONZALEZ LUIS R & RODRIGUEZ-L ELIZABE  
PARCEL #: 47-5509-26  
1636 104TH AVE  
OAKLAND CA 94603-3233

GONZALEZ PABLO & GLORIA  
PARCEL #: 47-5509-31  
1178 LOUISE ST  
SAN LEANDRO CA 94578-3528

GONZALEZ SERGIO  
PARCEL #: 47-5509-27  
1632 104TH AVE  
OAKLAND CA 94603-3233

HENRY MARGIE E & WADE J ETAL  
PARCEL #: 47-5509-30  
1608 104TH AVE  
OAKLAND CA 94603-3233

HERNANDEZ ALFREDO & SAMUEL  
PARCEL #: 47-5509-38  
1551 KNOX ST  
CASTRO VALLEY CA 94546-6913

HOWARD DWIGHT J  
PARCEL #: 47-5509-29  
549 COLORADOS DR  
OAKLAND CA 94603-3527

KO RONALD P TR  
PARCEL #: 47-5509-15-4  
P.O.BOX 2168  
OAKLAND CA 94621-0068

KO RONALD P TR  
PARCEL #: 47-5509-15-3  
P.O. BOX 2168  
OAKLAND CA 94621-0068

LOVE CENTER MINISTRIES INC  
PARCEL #: 47-5509-12-1  
10440 INTERNATIONAL BLVD  
OAKLAND CA 94603-3222

LOVE CENTER MINISTRIES INC  
PARCEL #: 47-5509-39-1  
10440 INTERNATIONAL BLVD  
OAKLAND CA 94603-3222

LOVE CENTER MINISTRIES INC  
PARCEL #: 47-5509-37  
10440 INTERNATIONAL BLVD  
OAKLAND CA 94603-3222

MAYORGA DANILO  
PARCEL #: 45-5193-3  
5305 E 12TH ST  
OAKLAND CA 94601-5622

MAYORGA DANILO  
PARCEL #: 45-5193-2  
5305 E 12TH ST  
OAKLAND CA 94601-5622

MAYORGA DANILO  
PARCEL #: 45-5193-4  
5305 E 12TH ST  
OAKLAND CA 94601-5622

MAYORGA DANILO TR  
PARCEL #: 45-5193-1  
5305 E 12TH ST  
OAKLAND CA 94601-5622

MAYORGA DANILO TR  
PARCEL #: 45-5193-5  
5305 E 12TH ST  
OAKLAND CA 94601-5622

MCCULLUM EVELYN  
PARCEL #: 47-5509-28  
4945 CAROLINA PL  
SAN DIEGO CA 92102-3714

MILGRAM ROMAN & REZNIK BELLA TRS  
PARCEL #: 45-5194-1  
125 HALL LN  
WALNUT CREEK CA 94597-2709

NAGI INTERNATIONAL CORPORATION  
PARCEL #: 45-5187-22-2  
2123 90TH AVE  
OAKLAND CA 94603-1802

OAKLAND PACIFIC ASSOCIATES  
PARCEL #: 47-5519-5-2  
430 E STATE ST #100  
EAGLE ID 83616

OAKLAND PACIFIC ASSOCIATES  
PARCEL #: 47-5509-3  
430 E STATE ST #100  
EAGLE ID 83616

OAKLAND PACIFIC ASSOCIATES  
PARCEL #: 47-5509-5  
430 E STATE ST #100  
EAGLE ID 83616

OAKLAND PACIFIC ASSOCIATES  
PARCEL #: 47-5509-1-1  
430 E STATE ST #100  
EAGLE ID 83616

OAKLAND PACIFIC ASSOCIATES  
PARCEL #: 47-5509-10  
430 E STATE ST #100  
EAGLE ID 83616

OAKLAND PACIFIC ASSOCIATES  
PARCEL #: 47-5509-6  
430 E STATE ST #100  
EAGLE ID 83616

OAKLAND PACIFIC ASSOCIATES  
PARCEL #: 47-5509-9-1  
430 E STATE ST #100  
EAGLE ID 83616

OAKLAND PACIFIC ASSOCIATES  
PARCEL #: 47-5509-41  
430 E STATE ST #100  
EAGLE ID 83616

OAKLAND PACIFIC ASSOCIATES  
PARCEL #: 47-5509-4  
430 E STATE ST #100  
EAGLE ID 83616

OAKLAND PACIFIC ASSOCIATES  
PARCEL #: 47-5509-7  
430 E STATE ST #100  
EAGLE ID 83616

OCCUPANT  
PARCEL #: 45-5195-1-1  
10615 INTERNATIONAL BLVD  
OAKLAND CA 94603

OCCUPANT  
PARCEL #: 45-5194-8  
10555 INTERNATIONAL BLVD  
OAKLAND CA 94603

OCCUPANT  
PARCEL #: 45-5194-1  
10507 INTERNATIONAL BLVD  
OAKLAND CA 94603

OCCUPANT  
PARCEL #: 45-5193-1  
10401 INTERNATIONAL BLVD  
OAKLAND CA 94603

OCCUPANT  
PARCEL #: 45-5193-3  
10417 INTERNATIONAL BLVD  
OAKLAND CA 94603

OCCUPANT  
PARCEL #: 45-5193-2  
10415 INTERNATIONAL BLVD  
OAKLAND CA 94603

OCCUPANT  
PARCEL #: 45-5193-5  
10429 INTERNATIONAL BLVD  
OAKLAND CA 94603

OCCUPANT  
PARCEL #: 45-5193-4  
14023 INTERNATIONAL BLVD  
OAKLAND CA 94603

OCCUPANT  
PARCEL #: 45-5187-22-2  
10323 INTERNATIONAL BLVD  
OAKLAND CA 94603

OCCUPANT  
PARCEL #: 47-5519-5-1  
INTERNATIONAL BLVD  
OAKLAND CA 94611

OCCUPANT  
PARCEL #: 47-5519-4-3  
105TH AV  
OAKLAND CA 94603

OCCUPANT  
PARCEL #: 47-5519-5-2  
10550 INTERNATIONAL BLVD  
OAKLAND CA 94603

OCCUPANT  
PARCEL #: 47-5519-6-1  
10626 INTERNATIONAL BLVD  
OAKLAND CA 94603

OCCUPANT  
PARCEL #: 47-5509-23-1  
1557 105TH AVE  
OAKLAND CA 94603

OCCUPANT  
PARCEL #: 47-5509-31  
1604 104TH AVE  
OAKLAND CA 94603

OCCUPANT  
PARCEL #: 47-5509-15-4  
1449 105TH AVE  
OAKLAND CA 94603

OCCUPANT  
PARCEL #: 47-5509-15-3  
1429 105TH AVE  
OAKLAND CA 94603

OCCUPANT  
PARCEL #: 47-5509-29  
1616 104TH AVE  
OAKLAND CA 94603

OCCUPANT  
PARCEL #: 47-5509-38  
1420 104TH AVE  
OAKLAND CA 94603

OCCUPANT  
PARCEL #: 47-5509-3  
1548 105TH AVE  
OAKLAND CA 94603

OCCUPANT  
PARCEL #: 47-5509-32-1  
10403 WALNUT ST  
OAKLAND CA 94603

OCCUPANT  
PARCEL #: 47-5509-5  
1536 105TH AVE  
OAKLAND CA 94603

OCCUPANT  
PARCEL #: 47-5509-17  
1501 105TH AVE  
OAKLAND CA 94603

OCCUPANT  
PARCEL #: 47-5509-1-1  
1560 105TH AVE  
OAKLAND CA 94603

OCCUPANT  
PARCEL #: 47-5509-9-1  
1500 105TH AVE  
OAKLAND CA 94603

OCCUPANT  
PARCEL #: 47-5509-37  
1434 104TH AVE  
OAKLAND CA 94603

OCCUPANT  
PARCEL #: 47-5509-7  
1520 105TH AVE  
OAKLAND CA 94603

RAY CLIFFORD M  
PARCEL #: 47-5509-25  
1640 104TH AVE  
OAKLAND CA 94603-3282

TIMMERMAN DAVE  
PARCEL #: 47-5509-17  
11011 CROW CANYON RD  
CASTRO VALLEY CA 94552-9512

WAYNE GUS JR & MAXWELLWAYNE YVONNE  
PARCEL #: 47-5508-15  
1710 104TH AVE  
OAKLAND CA 94603-3330

OCCUPANT  
PARCEL #: 47-5509-10  
1424 105TH AVE  
OAKLAND CA 94603

OCCUPANT  
PARCEL #: 47-5509-21-1  
1545 105TH AVE  
OAKLAND CA 94603

OCCUPANT  
PARCEL #: 47-5509-41  
10500 INTERNATIONAL BLVD  
OAKLAND CA 94603

OCCUPANT  
PARCEL #: 47-5509-28  
1626 104TH AVE  
OAKLAND CA 94603

REEVES DANNIE R & LOUISE  
PARCEL #: 47-5509-33  
1452 104TH AVE  
OAKLAND CA 94603-3251

VINSON FORRETT E  
PARCEL #: 47-5509-23-1  
6815 MOKELUMNE AVE  
OAKLAND CA 94605-2216

WEST OAKLAND HEALTH CENTER INCORPORATED  
PARCEL #: 45-5195-1-1  
7501 INTERNATIONAL BLVD  
OAKLAND CA 94621-2843

OCCUPANT  
PARCEL #: 47-5509-6  
1528 105TH AVE  
OAKLAND CA 94603

OCCUPANT  
PARCEL #: 47-5509-39-1  
10400 INTERNATIONAL BLVD  
OAKLAND CA 94603

OCCUPANT  
PARCEL #: 47-5509-4  
1544 105TH AVE  
OAKLAND CA 94603

OCCUPANT  
PARCEL #: 47-5508-14  
1718 104TH AVE  
OAKLAND CA 94603

SAECHAO EA T  
PARCEL #: 47-5509-34  
1446 104TH AVE  
OAKLAND CA 94603-3251

WALKER ALONZO SR ETAL  
PARCEL #: 47-5508-16  
1700 104TH AVE  
OAKLAND CA 94603-3330

WILLIAMS KEN R & FRADY WINFORD T JR  
PARCEL #: 47-5509-21-1  
332 PEYTON DR  
HAYWARD CA 94544-4020

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Mark Johannes Arniola  
150 Frank H. Ogawa Plaza, Suite 5301  
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Oakland, CA 94612

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