

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

REBECCA GEBHART, Interim Director



DEPARTMENT OF ENVIRONMENTAL HEALTH
LOCAL OVERSIGHT PROGRAM (LOP) FOR
HAZARDOUS MATERIALS RELEASES
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August 28, 2017

Ms. Mona Hsieh & Mr. Patrick Kong

Green Oak Builders

888 Brannan Street, #101

San Francisco, CA 94103

(Sent via electronic mail to mona.hsieh@yahoo.com)

(Sent via electronic mail to patrickykong@gmail.com)

Subject: Public Notification; Site Cleanup Program Case No. RO0003238, Mixed Use Redevelopment Project, 3101 35th Avenue, Oakland, CA 94619

Dear Ms. Hsieh and Mr. Kong:

Alameda County Environmental Health (ACDEH) has distributed the attached public notification *Fact Sheet on Environmental Corrective Actions* (Fact Sheet) dated August 25, 2017. Public participation is a requirement for the corrective actions and case closure processes. In order to notify potentially affected members of the public of the proposed corrective actions, ACDEH has distributed the Fact Sheet with the request that landowners or residents submit any comments or questions to ACDEH regarding proposed corrective actions by **September 28, 2017**. A copy of the distribution list is included with the Fact Sheet. ACDEH will consider all comments from the public prior to authorizing the corrective actions presented in the draft Correction Action Plan (CAP) document dated August 7, 2017 and prepared by Almar Environmental (Almar) for the subject site. ACDEH will provide written notification if any comments are received.

Within two weeks following the end of public comment period, ACDEH will provide written confirmation regarding the status of the comment period.

Thank you for your cooperation. ACDEH looks forward to working with you and your consultants to advance the case toward closure. Should you have any questions regarding this correspondence or your case, please call me at (510) 567-6764 or send an electronic mail message at keith.nowell@acgov.org

Sincerely,

Keith Nowell, PG, CHG
Hazardous Materials Specialist

Enclosures: Fact Sheet on Environmental Corrective Actions
Distribution Mailing List

cc: Forrest Cook, Almar Environmental, 407 Almar Avenue, Santa Cruz, CA 95060
(Sent via electronic mail to cook.forrest@gmail.com)

Dilan Roe, ACDEH, (Sent via electronic mail to: dilan.roe@acgov.org)

Paresh Khatri, ACDEH, (Sent via electronic mail to: paresh.khatri@acgov.org)

Keith Nowell, ACDEH (Sent via electronic mail to: keith.nowell@acgov.org)

Geotracker, File



August 25, 2017

FACT SHEET ON ENVIRONMENTAL CORRECTIVE ACTIONS

Mixed Use Redevelopment Project
3101 35th Avenue, Oakland, CA 94619
Site Cleanup Program No. RO0003238
Geotracker Global ID T10000010421

Summary – This fact sheet has been prepared to inform community members and other interested stakeholders of the proposed approach for development and the associated environmental corrective action proposed at the Mixed Use Redevelopment Project (the "Site") in Oakland, California. Green Oak Builders Inc., the property owner and lead responsible party (RP) for the case, has submitted a draft Correction Action Plan (CAP) for the proposed Site development to address the existing soil impacts at the Site under the oversight of the Alameda County Department of Environmental Health (ACDEH). This fact sheet contains information concerning site background, discussion of recent investigations, proposed remedial action plans, planned site redevelopment activities, and project contacts.

Site Background – The Site is located at the northern corner of 35th Avenue and School Street in a mixed use area of Oakland, Alameda County, California (Figure 1).

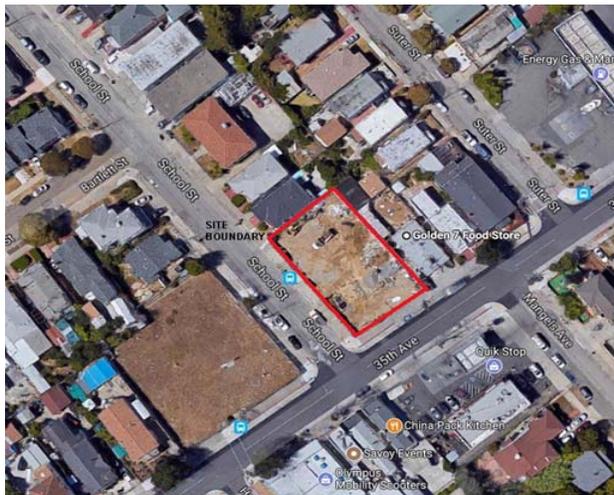


Figure 1

Currently the Site is vacant lot with perimeter fencing. Previously, the Site operated as a gasoline service station from at least 1929 until the early 1980s. From the mid-1980s until the late 1990 an auto parts sales, painting and detailing, and/or auto glass repair facilities operated on the Site. The building and associated canopy appear to have remained unoccupied from at least 1995 until the buildings were demolished in 2014.

Proposed Site redevelopment consists of a three-story mixed-use residential building with the first floor corner unit at 35th Avenue and School Street designated for commercial space. Parking will be provided on the first floor level at the rear of the building and accessed off School Street. Construction will include a slab-on-grade foundation construction.

Site Investigation – The Site was originally opened as a fuel leak case, RO0003164 and GeoTracker Global ID T10000006539, when three underground storage tanks were removed from the Site in January, 2015. Investigations associated with the fuel leak case indicated limited concentrations of petroleum hydrocarbon (TPH) contamination was present in soil, soil vapor, and groundwater. Remedial activities consisted of excavation and off-site disposal of soil. The case was closed on July 18, 2017.

Investigations for the fuel leak case identified a volatile organic compound (VOC), tetrachloroethene (PCE), in soil vapor samples. The source of the PCE is not known. The presence of PCE resulted in the opening of this current Site Cleanup Program case. Investigations have identified the PCE concentrations and distribution in soil vapor. Soil vapor sampling along the northeastern property line indicates PCE contamination does not

extend off-site in this direction. An equipment malfunction occurred during sampling along the northwestern property boundary and will be addressed in the next phase of investigation.

PCE has not been detected in groundwater.

A risk-based soil vapor screening level for PCE has been derived by the San Francisco Bay Regional Water Quality Control Board (SFBR-RWQCB). The screening level, known as an Environmental Screening Level (ESL), relates potential indoor air concentrations with soil vapor concentrations. Localized PCE concentrations in soil vapor have been reported at concentrations above the residential ESL. Therefore, vapor intrusion may be a concern at the Site.

Proposed Corrective Action Activities – Green Oak Builders Inc. is working with ACDEH to implement the following corrective action at the Site in conjunction with the proposed Site redevelopment activities. The proposed corrective action is designed to mitigate potential vapor intrusion risks to future Site occupants. All work will be planned and carried out in a manner designed to protect the environment and local community — under oversight by the County. CAP implementation will be accomplished in a manner that will not pose a health risk to neighboring residents and the public.

Impacted Soil Vapor – In order to mitigate potential vapor intrusion due to elevated concentrations of volatile contaminants in soil vapor, the selected soil vapor corrective action is a passive vapor mitigation system (VMS), which will be installed in all but the most northeastern portion of the Site. In addition to this conservative approach, a waterproof, solvent-resistant membrane will be installed beneath the proposed building. The membrane will protect the building foundation from moisture and coupled with the VMS will mitigate potential vapors from migrating into indoor air following development. The VMS and vapor barrier will be constructed and installed in a manner that is applicable to the Site conditions and acceptable to ACDEH.

Residual Risk Management Plan (RRMP) – A RRMP will be prepared, which details procedures and protocols for management and maintenance of the VMS by future maintenance workers.

What this means to you – During site development, increased construction traffic and noise from activities at the site are

expected. Dust generation during earthwork will be monitored and actively suppressed. Equipment noise is anticipated to be moderate.

Next Steps – Green Oak Builders Inc. is working with ACDEH to conduct soil vapor investigations to further assess subsurface conditions.

The public is invited to review and comment on this CAP, which is available at the County's website (<http://www.acgov.org/aceh/lop/ust.htm>) and on the State Water Resources Control Board's GeoTracker website (<http://www.geotracker.waterboards.ca.gov/>).

Please send written comments regarding the proposed corrective actions to Keith Nowell at the address below. All written comments received by **September 28, 2017** 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

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ATTN: CHERYL PROWELL

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