



**August 24, 2018**

**Fact Sheet on Environmental Assessment**

**Case No. RO0003271**

**GeoTracker Global ID T10000011094**

**217 North N Street**

**217 North N Street, Livermore, CA 94551**

### **SITE REMEDIATION SUMMARY**

This fact sheet has been prepared to inform community members and other interested stakeholders of the opportunity to provide comment on a proposed corrective action plan (CAP) to be implemented at the future Heartwood Townhomes project site located at 217 North N Street, Livermore, California. The CAP is intended to protect future site residents from environmental conditions identified in soil, soil vapor and groundwater at the property.

Warmington Residential (developer of the site) is proposing to implement the CAP, which includes: (1) installing a vapor mitigation system (VMS) to address vapor intrusion concerns; (2) install soil vapor migration controls in subsurface utilities; and (3) excavate soil where low-levels of residual contaminants were identified. These protective measures will be implemented during the site's redevelopment and prior to the City of Livermore's (City's) issuance of a certificate of occupancy.

### **SITE BACKGROUND**

The site is located at 217 North N Street in Livermore, within a mixed commercial and residential area. The site is approximately 2.1 acres in area and occupies assessor parcel number (APN) 98-249-4.

The site is currently vacant, with no buildings present. The site is bounded by Chestnut Street to the northwest, North N Street to the northeast, a railroad right-of-way to the southeast, and 1651-1665 Chestnut Street to the southwest,

Historically, the site was primarily vacant and undeveloped land with single family residential dwellings prior to 1959. The site was developed with commercial and retail buildings in the 1960s to 2005. Demolition of vacant site buildings concluded in 2006.

Investigation of soil, soil vapor, and groundwater conditions at the site were conducted between 2007 and 2017 to evaluate subsurface conditions. The

investigations have documented that perchloroethylene (PCE), a volatile organic compound (VOC), is present in groundwater and soil vapor underlying the site at concentrations slightly exceeding the screening level established by the Regional Water Quality Control Board (RWQCB) for residential use. The PCE appears to be sourced from an off-site, upgradient, deep regional groundwater plume that is migrating beneath the site. Soil samples collected near the southeastern portion of the property also identified the chemicals benzo(a)pyrene and arsenic in shallow soil at concentrations slightly above RWQCB screening levels.

### **PROPOSED ACTIONS**

The project includes construction of ten multi-story, multi-family residential buildings with associated at-grade paved parking and roadways, and landscaped areas. A VMS, consisting of a vapor barrier and passive venting system, will be installed beneath each building. The VMS will prevent migration of the low-level PCE soil vapors into occupied portions of the buildings. Trench plugs will be installed within utility trenches, as needed, to control soil vapor migration through backfill. Soil excavation and off-site disposal conducted during construction of stormwater bio-attenuation areas will include removal of affected soil in the southeastern portion of the site. A CAP describing remedial actions which will prevent exposure of future residents from residual contaminants that exceed health-based screening levels has been prepared. The CAP presents proposed plans for the VMS, utility trench mitigations, and soil excavation. A Corrective Action Implementation Plan (CAIP) will also be prepared presenting details of these mitigation features as well as plans to ensure the VMS is installed and maintained in accordance with the approved design. A Corrective Action Completion Report will be prepared to document the construction and quality control testing of the VMS components. All work will be carried out in a manner designed to be protective of the environment and the local community during the construction phase.

**NEXT STEP**

The public is invited to review and comment on the proposed corrective action. The plan is available on the State Water Resources Control Board's GeoTracker website:

([http://geotracker.waterboards.ca.gov/profile\\_report.asp?global\\_id=T10000011094](http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T10000011094)).

A copy of the CAP is also available for review at the Livermore Public Library and Civic Center, located at 1188 South Livermore Avenue in Livermore. Please send written comments regarding the site or the CAP to Jonathan Sanders of the ACDEH, or Carl Michelsen of PES, at the addresses on this page. Please refer to ACDEH case RO0003271 in any correspondence. **All written comments received by 2018-09-28**, will be considered and responded to prior to finalizing the proposed cleanup plan.

Jonathan Sanders	Carl Michelsen
Alameda County Department of Environmental Health	PES Environmental, Inc.
1131 Harbor Bay Parkway	7665 Redwood Blvd., Suite 200
Alameda, CA 94502	Novato, CA 94945
Phone: 510-567-6791	Phone: 415-899-1600
E-mail: <a href="mailto:jonathan.sanders@acgov.org">jonathan.sanders@acgov.org</a>	E-mail: <a href="mailto:cmichelsen@pesenv.com">cmichelsen@pesenv.com</a>

