ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
COLLEEN CHAWLA, Agency Director

DEPARTMENT OF ENVIRONMENTAL HEALTH
LOCAL OVERSIGHT PROGRAM (LOP)
For Hazardous Materials Releases
1131 HARBOR BAY PARKWAY
ALAMEDA, CA 94502
(510) 567-6700
FAX (510) 337-9335

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Public Notification of Development Excavation
Case No. RO0003310
GeoTracker Global ID T10000011620
24th & Harrison – Former Oakland Acura Site
300 & 302 24th Street
Oakland, California 94612

INTRODUCTION

This fact sheet has been prepared to inform community members and other interested stakeholders of redevelopment activities at the 24th & Harrison – Acura site located at 300 and 302 24th Street in Oakland, California (the Site). A Site Management Plan (SMP) and a Dust Control and Management Plan (DC&MP) will be implemented at the Site to protect occupants of the Site and surrounding properties from exposure to potentially contaminated environmental media (soil and groundwater) during construction by controlling the pathways for potential exposure.

The DC&MP and SMP were prepared by Northgate Environmental Management, Inc. (Northgate) on behalf of NASH-Holland 24th & Harrison Investors LLC (the Developer). The Developer has entered into a Voluntary Remedial Action Agreement with Alameda County Department of Environmental Health (ACDEH), the lead regulatory oversight agency for this case. A copy of the DC&MP, SMP and other files associated with this case are available for download and review on the State Water Resource Control Board's (SWRCB's) GeoTracker Website as indicated at the end of this fact sheet.

SITE BACKGROUND

The Site consists of 2.6 acres of land located at 277 27th Street and 300 and 302 24th Street in Oakland, California. The Site is composed of six parcels identified as Assessor Parcel Numbers (APNs) 8-671-4-2, 8-671-20-1, 8-671-21-1, 8-671-23-3, 8-671-24, and 8-671-25 in Alameda County. The Site is located in an area of mixed commercial and residential development in Oakland. The Site occupies the approximate eastern half of the city block bounded by 27th Street on the east, 24th Street on the south, 26th Street on the north, and Valdez Street on the west. Other developments in the area include a former parking lot currently under construction as a new mid-level residential tower to the west, commercial buildings and a church to the east, a supermarket and convenience store to the southeast, and apartment buildings, a house, and vacant commercial buildings to the south.

Automotive repair shops have been present on the Site since at least the 1940s through the 2000s. A machine shop was present in a small shop along 27th Street from the 1950s through at least the 1970s. The Site was fully developed in its current configuration by the early 1990s and has generally remained unchanged since that time. Glen Echo Creek (historically known as Cemetery Creek) was located along the eastern portion of the Site, but was channelized in an underground culvert by the 1940s. According to the City of Oakland, that culvert was abandoned by the City and a new buried storm drain culvert was installed on the east side of 27th Street.

Chemical test results from soil samples collected during previous investigations indicates that the upper 4 to 5 feet of soil across the Site contains lead and polycyclic aromatic hydrocarbons (PAHs) above environmental screening levels for residential land use. Lead was also detected in sediment and water collected from inside the culvert. Low levels of total petroleum hydrocarbons (TPH) as diesel were detected in some groundwater samples. These contaminants are consistent with historical Site use for automotive repair facilities, as well as aerial deposition from leaded gasoline.

Contaminated soil will be removed and properly disposed offsite as part of the redevelopment. Groundwater removed during Site dewatering will be properly managed, treated, and discharged under a National Pollutant Discharge Elimination System (NPDES) permit, as described in the SMP.

Potentially complete exposure pathways for these chemicals include potential exposure of construction workers to impacted soil during earthmoving activities via incidental ingestion, dermal contact, and inhalation of particulates (i.e., dust) and dermal contact with impacted groundwater, and potential exposure of offsite receptors to impacted soil via incidental ingestion, dermal contact, and inhalation of particulates.

PROPOSED ACTIONS

Proposed Site redevelopment includes demolition of existing buildings and the underground culvert, and the construction of a 437-unit residential tower,

16,000 square feet of retail, and underground retail and residential parking garages.

All work will be carried out in a manner designed to be protective of the environment and the local community. Dust control and monitoring, groundwater treatment and monitoring, and other mitigation measures are described in the SMP and in a stand-alone Construction Dust Control and Management Plan, both publicly available via GeoTracker.

NEXT STEP

The Developer will prepare and submit a Site Development Excavation Plan (Excavation Plan) for ACDEH review and approval, which will be publicly available via GeoTracker. The Excavation Plan will contain construction details and procedures for the implementation of earthwork at the Site in accordance with the SMP to minimize exposure risk to construction workers and occupants of nearby properties during the redevelopment process.

Files related to Site environmental conditions are available on the SWRCB's GeoTracker website at http://geotracker.waterboards.ca.gov/. Public comments or complaints can be directed to Jonathan Sanders at ACDEH or Maile Smith at Northgate.

Jonathan Sanders	L. Maile Smith, PG
Alameda County Department of Environmental Health	Northgate Environmental Management, Inc.
1131 Harbor Bay Parkway Alameda, CA 94502	428 13th Street, 4th Floor Oakland, CA 94612
Phone: 510-567-6791	Phone: (510) 839-0688
E-mail: jonathan.sanders@acgov.org	E-mail: maile.smith@ngem.com