



March 2, 2016

## FACT SHEET ON SITE MITIGATION PLAN TRIBUNE SITE REUSE

2302 – 2342 Valdez Street, Oakland, California  
Site Cleanup Program Case No. RO0003149  
GeoTracker Global ID T0000006310

### Site Remediation Summary

This fact sheet has been prepared to inform community members and other potentially interested stakeholders of a proposed soil and groundwater cleanup at the Tribune Site Reuse case, located between 2302 and 2342 Valdez Street, and including 2335 and 2321 Waverly Street, in Oakland, California. Mr. Brian Pianca, the lead responsible party for the case is proposing to perform soil excavation and limited groundwater extraction as remediation technologies to clean up the site.

### Site Background

The site was previously occupied by the Oakland Tribune Garage facility, which contained three service bays with hydraulic lifts for vehicle repair, located on the eastern side of the building. A gasoline dispensing pump was formerly located near the center of the building; and a floor sump, presumably used to drain fluids from cleaning the floors, in the northeastern corner of the building. The sump is reported to have been removed and sealed in 1988. In addition, two underground storage tanks (USTs) (one 8,000-gallon gasoline tank and one 750-gallon waste oil tank) were previously located beneath the Valdez Street sidewalk directly outside of the western side of the building, were removed in February 1988.

Based on the contaminated soil remediation and groundwater monitoring activities previously performed at the site, commercial case closure for the site was granted by the Alameda County Department of Environmental Health (ACDEH) in a letter dated 31 July 1998. Closure was contingent on a re-evaluation of the property should a change in land use be proposed, or excavation of soils be planned.

To address a proposed change in land use to mixed use (underground garage, commercial ground floor, and residential floors two through seven) for the Alta Waverly development, multiple environmental subsurface investigations have been conducted since 2014. Soil and groundwater sampling performed at the site has identified contaminants, which include petroleum hydrocarbons, volatile organic compounds (VOCs), and heavy metals.

### Proposed Cleanup Actions

Soil excavation of petroleum hydrocarbons, VOCs, and heavy metals are proposed to cleanup soil and

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groundwater beneath the site. Excavation includes segregation and transportation of contaminated soil and potentially groundwater to permitted off-site landfills or disposal facilities. A total volume of approximately 26,000 cubic yards (in place) of soil will be excavated and disposed off-Site.

### What this Means To You

During site remediation, increased construction traffic and noise from excavation and loading activities at the site are expected. Dust generation during excavation and loading will be possible, but will be monitored and actively suppressed. Equipment noise is anticipated to be moderate.

### Next Step

CRP/WP Alta Waverly Owner, LLC, is working with ACDEH to implement the corrective action at the site. The proposed corrective action alternative is further described in the *Soil and Groundwater Management Plan* dated January 29, 2016, prepared by Langan Treadwell Rollo on behalf of CRP/WP Alta Waverly Owner, LLC. The public is invited to review and comment on the proposed corrective action. The plan is available on ACEH's website (<http://www.acgov.org/aceh/lop/ust.htm>) or the State Water Resources Control Board's GeoTracker website (<http://geotracker.waterboards.ca.gov/>).

Please send written comments regarding the corrective action to Mark Detterman at the address below. Please refer to ACDEH case RO0003149 in any correspondence. **All written comments received by April 3, 2016** will be forwarded to CRP/WP Alta Waverly Owner, LLC and will be considered and responded to prior to a final determination on the proposed cleanup.

*For additional information, please contact:*

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Figure 1 - Site

