

FACT SHEET ON INTERIM REMEDIAL ACTION

2240 Filbert Street, Oakland CA 94607

Fuel Leak Case No. RO0003157 and
GeoTracker Global ID T10000006445

Introduction

The purpose of this fact sheet is to inform community members and other interested stakeholders about the proposed approach for site development at 2240 Filbert Street, Oakland, California (the "Site"). The property owner, City Ventures Homebuilding, LLC, has submitted a remedial action plan (RAP) for the proposed Site development to address residual Site chemicals under the oversight of the Alameda County Department of Environmental Health (the "County").

Background

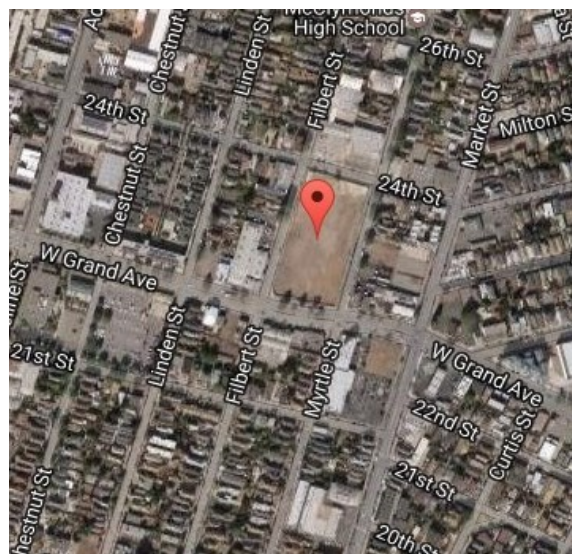
The Site is located at 2240 Filbert Street between West Grand Avenue and 24th Street in Oakland, California. It is currently a vacant lot. The area where the Site is located consists of mixed residential and commercial/industrial land uses with residences on the northeast side of the Site, commercial and industrial facilities on the south, southeast, and west sides of the Site, and a mix of residential, commercial, and vacant land on the east side of the Site.

Previous investigations at the Site indicate that the subsurface has been impacted by one or more releases of petroleum hydrocarbons (TPH), volatile organic compounds (VOCs), and metals from

historical activities at the Site. Based on conservative findings from a human health risk assessment (HHRA) completed on March 1, 2017 with the current data, additional remedial measures are not needed beyond those conducted at the Site for the proposed Site development. However, the RAP for the Site provides for additional assessment of soil and soil vapor to fill potential data gaps in areas not previously fully assessed. That data gap assessment is scheduled for March and April of 2017. Should future assessment data determine additional soil remediation or vapor mitigation is needed, the RAP specifies remedies that would be included as part of Site development, including targeted soil excavation to remove the impacted soil or, in the case of elevated vapor concerns, the installation of engineering controls in the form of a vapor barrier with passive venting below any affected proposed structures.

Potential Soil Cleanup: Soil Excavation and Off-site Disposal

Based on the results of further assessment at the Site, City Ventures Homebuilding, LLC may elect to use land use controls or complete targeted soil removal to address the potential for exposure to soil containing chemicals above allowable concentrations. If soil removal is chosen, impacted soil above levels of concern would be excavated and transported for disposal at a licensed off-site disposal facility. During the excavation, loading and transportation at the Site, air monitoring will be performed. In addition, excavated soil surfaces where impacted soil is present will be sprayed with water in order to prevent contaminants from leaving the Site in dust. Excavated soil will then be loaded directly into trucks for transportation to the disposal facility. It will not remain exposed at the Site. Once that is complete, clean soil will be imported to the Site in order to fill the areas where the excavation occurred. All work will be planned and carried out in a manner designed to protect the environment and the local community – under the oversight of Alameda County. Cleanup of Site contamination will be accomplished in a manner that will not pose a health risk to neighboring residents.



Proposed Soil Vapor Barrier Installation

Depending on results of data gap soil vapor sampling, or as a conservative and precautionary measure, City Ventures Homebuilding, LLC may elect to install a vapor barrier beneath portions of the proposed redevelopment to address the potential for residual VOC impacts to affect proposed residences. The use of a passive soil vapor barrier is a typical and commonly used approach for sites with low level VOC impacts in similar soil types. The vapor barrier would be constructed and installed in a manner that is applicable to the Site conditions and acceptable to Alameda County.

Next Steps

City Ventures Homebuilding, LLC is working with the County to implement the proposed data gap assessment. If the data gap sampling indicates that additional soil remediation or vapor mitigation is required, the proposed techniques described above will be implemented as necessary, and documented in future reports for the Site. The public is invited to review and comment on the RAP, 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 corrective action to the County's case manager, Keith Nowell, at keith.nowell@acgov.org. All written comments received by April 17, 2017 will be considered and responded to prior to a final determination on the proposed remedial action.