



FACT SHEET ON ENVIRONMENTAL REMEDIAL ACTIONS

27th & Broadway Redevelopment / Former Sisters of Providence Hospital

2600 - 2650 Broadway, Oakland, CA 94612

Voluntary Remedial Action Program, Case No. RO0003191

ENVIRONMENTAL HEALTH SERVICES
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Site Remediation Summary

This fact sheet has been prepared to inform community members and other interested stakeholders regarding the status of a proposed soil and groundwater cleanup at the former Sisters of Providence Hospital and the former Chevron service station located at 2630 Broadway, Oakland, California. The prospective purchaser of the site, CRP / THC Oakland Broadway Uptown Venture LLC is proposing to conduct a site wide remedial action excavation to allow site redevelopment as a mixed used retail/residential apartment complex. A remedial action excavation Site Management Plan (SMP) has been generated to address contaminated soils and groundwater that will be encountered during the excavations.

Site Background

The site is located at 2600 to 2650 Broadway in Oakland. The site is approximately 1.1 acres in area and occupies assessor parcel number 9-685-18-6. It is located in a mixed commercial/industrial and residential area of Oakland. It is bounded by Broadway to the west, 27th Street to the north/northeast, and 26th Street to the south.

Known use of the site dates back to at least 1903, when the property was occupied by the Sisters of Providence Hospital. It is understood that the hospital was subsequently demolished between approximately 1910 and 1920. Beginning sometime in 1950, the site was occupied by a used car sales/service lot. Underground storage tanks (USTs) were installed in the western portion of the property in 1962, when the site was first occupied by a petroleum service station. A circular restaurant building was constructed on the eastern portion of the property between 1958 and 1968. In 1998, the petroleum service station was demolished, the USTs were removed, and the site was paved. The paved lot has remained to the present day and the site is currently occupied by a car sales facility and the vacant circular former restaurant building.

Due to the presence of contamination associated with the former petroleum service station, a number of investigations and cleanup actions, including excavation, were conducted between 1982 and 2012. Investigations associated with the service station identified the presence of fill material within a portion of the property with lead and semi-volatile organic compound contamination that appeared to date to the earlier presence of the Sisters of Providence Hospital. Case closure was granted by the Alameda County Department of Environmental Health (ACDEH) under the State Water Board's Low Threat Closure Policy for petroleum hydrocarbon contamination in May 2014. Due to the nature of the earlier contamination, ACDEH required that upon redevelopment further investigation be undertaken to determine the extent of contamination associated with the former hospital.

Proposed Actions

The proposed redevelopment of the site includes excavation across the entire site to a depth of approximately 40 feet. Existing contamination is located in the upper approximately 15 to 20 feet of the surface. The additional investigations conducted at the site indicate that no remaining contamination will be present at the site after the proposed excavation. A limited portion of the former hospital extends off of the site beneath 27th Street and cannot be accessed during the redevelopment.

A SMP has been prepared to manage the presence of contaminated soil and groundwater that will be encountered during excavation, grading, and construction activities; specifically during excavation through the shallower fill material identified to be associated with the former service station and hospital at the site. Excavated contaminated soil will be segregated and transported to appropriately permitted offsite landfills or other disposal facilities.

All work is will be carried out in a manner designed to be protective of the environment and the local community.

What this Means To You

During site excavation activities, increased construction traffic and noise from excavation and loading activities in to trucks to transport the soils offsite site are expected. Dust generation during excavation and loading will be possible, will be actively monitored, and will be actively suppressed to standards set by regulatory agencies, including the Bay Area Air Quality Management District (BAAQMD). Equipment noise is anticipated to be moderate during working hours.

Next Step

CRP/THC Oakland Broadway Uptown Venture LLC, will work with ACDEH to implement the SMP, prepared by their consultant ENGEO, Inc. The public is invited to review and comment on the proposed corrective action. The plan is available on ACDEH'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 site or the SMP to Mark Detterman or the ACDEH, or Divya Bhargava of ENGEO, at the address on the following page. Please refer to ACDEH case RO0003191 in any correspondence. **All written comments received by August 25, 2016** will be forwarded to the prospective purchaser 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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