



November 7, 2017  
**FACT SHEET ON ENVIRONMENTAL ASSESSMENT**

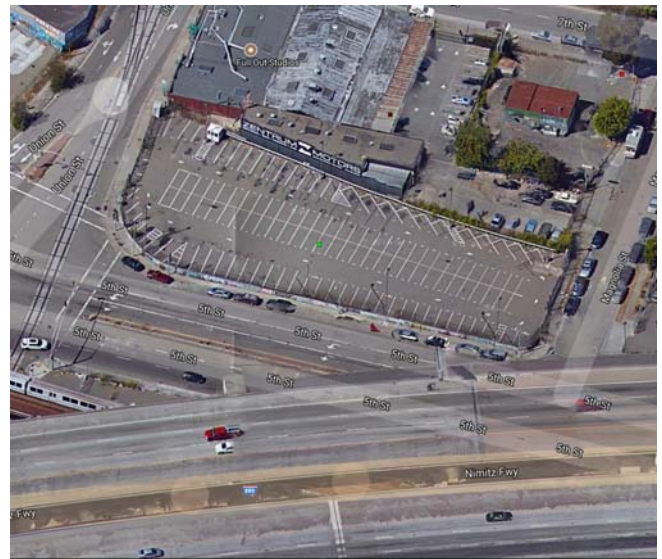
**5<sup>th</sup> and Magnolia Streets Development**  
5<sup>th</sup> and Magnolia Streets, Oakland, CA 94607  
Site Cleanup Program No. RO0003194  
Geotracker Global ID T10000007974

**Summary** – This fact sheet has been prepared to inform community members and other interested stakeholders of the status of environmental work and a proposed soil cleanup at the 5<sup>th</sup> Street and Magnolia Street Development property (site), located in Oakland, California (Figure 1). This fact sheet contains information concerning site background, results of recent investigations and cleanup activities, additional proposed corrective action plans, planned site redevelopment activities, and information contacts.



**Site Background** – The approximately 0.5-acre Site is located at 5<sup>th</sup> and Magnolia Streets in Oakland, Alameda County, California within a mixed residential, commercial and industrial area. The Site has historically been used for residential dwellings and the Cypress Freeway right-of-way. The Site has been used as a paved parking lot since the 1990s. Historical uses of adjoining properties have included: steam laundry and cleaners; automobile repair; and a gasoline service

station. Residual soil and soil gas contamination remains at the Site and appears to be the result of historical Site and adjoining property uses as well as imported fill material.



**Site Investigation** – Recent site investigations were conducted in September 2015 and May 2017. The investigations conducted in September 2015 discovered total petroleum hydrocarbons as diesel (TPHd), TPH as motor oil (TPHmo), pesticides, polycyclic aromatic hydrocarbons (PAHs) and metals in soil, volatile organic compounds (VOCs) in soil gas and VOCs in groundwater. In November 2015, Holliday Development entered into a Voluntary Remedial Action Agreement with the Alameda County Department of Environmental Health (ACDEH) proposing to redevelop the Site for as mixed-use commercial/residential development. The proposed development includes a single story commercial/retail building; an at-grade open-air parking garage with residential apartments above the open-air parking garage; elevators; landscaping; and hardscape.

In May 2017, additional investigations were conducted to further characterize the soil conditions that would be encountered during Site development



and further characterize the extent of VOCs in soil gas that could pose a potential vapor intrusion condition.

The findings from the investigations revealed the presence of TPH, PAHs and lead in soil above applicable Regional Water Quality Control Board-San Francisco Bay Region (Regional Water Board) unrestricted use Environmental Screening Levels (ESLs). The VOC tetrachlorethene (PCE) was detected in soil gas above its Regional Water Board unrestricted use ESL. TPH and VOCs were not detected in groundwater above laboratory-reporting limits or applicable screening levels.

The TPH, pesticides, PAHs and metals present in soil were apparently attributed to historical residential buildings (lead-based paint), former freeway (aerially-deposited lead from automobile exhaust) and the imported fill material. VOCs including PCE were detected in soil gas and may be associated with historical cleaners and automobile repair uses on the adjoining properties.

**Proposed Corrective Actions Activities** – Holliday Development, the designated primary responsible party for the Site Cleanup Program case, are working with ACDEH to implement the following corrective action at the Site in conjunction with the proposed Site redevelopment activities. The proposed corrective actions combine several technologies designed to contain impacted soil and mitigate potential vapor intrusion risks to future Site occupants.

*Impacted Soil* – Soil removed during Site grading; foundation and utility trench excavations; and within the landscaping areas in the upper 4-feet will be reused on-Site as engineered fill beneath buildings and hardscapes or transported off-Site for disposal. Following soil removal within the landscape areas, imported clean fill will then be placed within the landscape areas, separating soil remaining at the base by a marker fabric.

*Impacted Soil Vapor* – Based on the proposed mixed-use development, the VOCs detected in soil gas do not exceed their applicable Regional Water Board ESLs near the proposed commercial building or the elevators that connect the above-grade residential units. However, based on the distribution of VOCs in soil gas and the elevated detection limits that exceed applicable screening levels; additional soil gas sampling prior to construction will be conducted. Based on the soil gas investigation findings, vapor mitigation measures, with concurrence from the ACDEH, will be deployed which would include a passive vapor mitigation system consisting of a vapor barrier, and / or piping to vent vapors from beneath the buildings to the atmosphere at the rooftop, and

potential trench dams preclude vapor migration along utilities.

*Residual Risk Management Plan (RRMP)* – A RRMP will be prepared which details procedures and protocols for management of soil beneath the Site and maintenance of the vapor mitigation system, if installed, by future maintenance workers.

*Institutional Controls* – A Land Use Covenant (LUC) will be prepared under the oversight of ACDEH, and recorded with the Alameda County Recorders Office, which identifies Site Use restrictions. Site Use restrictions will be based on the results of the final site corrective actions and associated additional site characterization. A Site Management Plan will memorialize required actions to maintain any mitigation measures installed to protect intended uses, and site workers and occupants.

**Next Steps** – The proposed corrective actions and Site development activities are presented in the November 7, 2017 *Remedial Action Plan (RAP)* prepared by West Environmental Services & Technology, Inc. on behalf of Holliday Development. The public is invited to review and comment on the corrective actions proposed in the Draft RAP. The Draft RAP and as well as the entire case file can be viewed over the internet on the ACDEH website at <http://www.acgov.org/aceh/lop/ust.htm> or at the State Water Resources Control Board Geotracker Website at <http://geotracker.swrcb.ca.gov>.

An additional information repository is located at the West Oakland Branch of the Oakland Public Library, 1801 Adeline Street, in Oakland; the library hours can be found at <http://www.oaklandlibrary.org/locations/west-oakland-branch> or by calling 510/238-7352.

Please send written comments regarding the proposed corrective actions to Mark Detterman at the address below. **All written comments received by December 11, 2017**, will be forwarded to the Responsible Party, and will be considered and responded to prior to a final determination on the proposed cleanup.

**For additional information and to Comment:** Contact Mark Detterman, Senior Hazardous Materials Specialist,

Alameda County Environmental Health, 1131 Harbor Bay Parkway, Suite 250, Alameda, CA 94502; Phone: 510-567-6876; Email: [mark.detterman@acgov.org](mailto:mark.detterman@acgov.org)