



May 5, 2017

FACT SHEET ON ENVIRONMENTAL ASSESSMENT

Wood Street Development

1708 Wood Street, Oakland, CA 94607
Site Cleanup Program No. RO0003206
Geotracker Global ID T10000009064

Summary – This fact sheet has been prepared to inform community members and other interested stakeholders of the status of environmental work and the proposed remedial actions for soil, soil vapor, and groundwater at the Wood Street Development property (Site), located at 1708 Wood Street in Oakland, California (Figure 1). This fact sheet contains information concerning site background, results of recent investigation and cleanup activities, additional proposed remedial action plans, planned site redevelopment activities, and project contacts.



Site Background – The approximately 4.3-acre Site is located at 1708 Wood Street in Oakland, Alameda County, California within a mixed residential, commercial and industrial area. The Site has historically been used for commercial and industrial purposes including automotive

uses. Residual soil and groundwater contamination remains at the Site and appears to be the result of the historical use of five underground storage tanks (USTs) for storage of motor fuels, an oil-water separator as well as imported fill material.

Site Investigation - Site investigations have been conducted since the 1980s in four main areas: Area 1-Northwest UST Area; Area 2-Central and Eastern UST and Oil-Water Separator Area; Loading Dock Area; and Eastern Side of Subject Property, with oversight from the Alameda County Department of Environmental Health (“ACDEH”). Investigations were designed to determine the extent of the contamination and to develop a cleanup plan for releases from the former USTs. Chemicals detected during investigations included total petroleum hydrocarbons (TPH) as diesel (TPHd), TPH as motor oil (TPHmo), polycyclic aromatic hydrocarbons (PAHs) and metals.

The TPH, PAHs and metals were apparently released into the environment as a result of historic operations of the former USTs and the imported fill material. In July 2015, the ACDEH, with concurrence from the California Regional Water Quality Control Board-San Francisco Bay Region (Regional Water Board) closed the case associated with the releases from the former USTs. The shallow water-bearing zone is approximately 1 to 5 feet below the ground surface. Due to residual contamination, ACDEH closed the case with Site Management Requirements that called for re-evaluation of the Site should redevelopment to other than commercial/industrial use.

In November 2015, PSAI Partners IV, LLC notified ACDEH of a change in property use to multi-family residential and provided recommendations for mitigation of residual

contaminants related to the proposed Site development.

Soil gas investigations were conducted in December 2016 to characterize the potential for vapor intrusion to future Site occupants from residual contamination. The soil gas investigations did not reveal volatile organic compounds (VOCs) above their applicable Regional Water Board Environmental Screening Levels (ESLs) for the protection of indoor air. However, methane was detected in one soil gas sample above the California Environmental Protection Agency (CalEPA) action level of 5,000 parts per million by volume (ppmv). While the exceedance of a screening criterion does not necessarily indicate a condition of concern, it does indicate the need for additional investigations and evaluations.

Proposed Corrective Actions Activities – PSAI Partners IV, LLC, the designated primary responsible party for the Site cleanup program case, are working with ACDEH to implement the following corrective actions at the Site in conjunction with the proposed Site redevelopment activities. The proposed corrective actions combine several technologies designed to contain and treat impacted soil and groundwater and mitigate potential vapor intrusion risks to future Site occupants.

Impacted Soil – Following demolition of Site buildings, impacted soil in the upper 3-feet within the proposed landscape areas will be excavated and reused on-Site as engineered fill beneath buildings and hardscapes or disposed off-Site in a licensed landfill. Imported clean fill will then be placed within the landscape excavations, separated at the base by a marker fabric.

Impacted Groundwater – While groundwater is not a drinking water source beneath the Site, the potential exists for residual contamination in groundwater to preferentially migrate along utility corridors. Trench dams will be used to mitigate preferential migration.

Impacted Soil Vapor – In order to mitigate potential vapor intrusion of methane into occupied buildings, the proposed redevelopment will incorporate a passive vapor mitigation system, which will vent vapors from beneath the buildings to the atmosphere at the rooftop.

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

Institutional Controls – A land use covenant (LUC) has been prepared and will be recorded with the Alameda County Recorders Office, which identifies Site use restrictions. The Site use restrictions include: Future site use for commercial, industrial, office space, retail and/or multi-family residential; no wells for the purpose of extracting groundwater for any use including but not limited to domestic, potable or industrial uses shall be allowed without permission from ACDEH; and no Site owner or occupant shall act in any manner that will aggravate or contribute to the existing environmental conditions and all Site uses shall preserve the integrity of any remedial measures or installations.

What this means to you – During site demolition and remediation, increased construction traffic and noise from 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 Steps – The proposed corrective actions and Site development activities are presented in the February 2017 *Remedial Action Plan (RAP)* prepared by West Environmental Services & Technology, Inc. on behalf of PSAI Partners IV, LLC. The public is invited to review and comment on the corrective actions proposed in the RAP. The RAP 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, Oakland; 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 Keith Nowell at the address below. All written comments received by June 5, 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: Contact Keith Nowell, Alameda County Environmental Health, 1131 Harbor Bay Parkway, Alameda, CA 94502. Phone: 510-567-6764
Email: keith.nowell@acgov.org