

ALAMEDA COUNTY  
**HEALTH CARE SERVICES**  
AGENCY

REBECCA GEBHART, Interim Director



DEPARTMENT OF ENVIRONMENTAL HEALTH  
LOCAL OVERSIGHT PROGRAM (LOP) FOR  
HAZARDOUS MATERIALS RELEASES  
1131 HARBOR BAY  
ALAMEDA, CA 94502  
(510) 567-6700  
FAX (510) 337-9335

June 9, 2017

3000 Broadway SPE LLC  
c/o Lowe Enterprises Real Estate Group  
595 Market Street, Suite 2550  
San Francisco, CA  
Attn.: Alan Chamorro (*Sent via electronic mail to [achamorro@loweenterprises.com](mailto:achamorro@loweenterprises.com)*)

Subject: Public Notification; Site Cleanup Program Case No. RO0003236 and GeoTracker Global ID T10000010020, 3000 Broadway Redevelopment Project, 250 30<sup>th</sup> Street, Oakland, CA 94611

Dear Mr. Chamorro:

Alameda County Environmental Health (ACDEH) has distributed the attached public notification *Fact Sheet on Environmental Corrective Actions* (Fact Sheet) dated June 12, 2017. Public participation is a requirement for the corrective actions and case closure processes. In order to notify potentially affected members of the public of the proposed corrective actions, ACDEH has distributed the Fact Sheet with the request that landowners or residents submit any comments or questions to ACDEH regarding proposed corrective actions by **July 12, 2017**. A copy of the distribution list is included with the Fact Sheet. ACDEH will consider all comments from the public prior to authorizing the corrective actions presented in the Feasibility Study and Correction Action Plan (FS/CAP) document dated May 2, 2017 and prepared by Langan Engineering and Environmental Services, Inc. (Langan) for the subject site. ACDEH will provide written notification if any comments are received.

Within two weeks following the end of public comment period, ACDEH will provide written confirmation regarding the status of the comment period.

Thank you for your cooperation. ACDEH looks forward to working with you and your consultants to advance the case toward closure. Should you have any questions regarding this correspondence or your case, please call me at (510) 567-6764 or send an electronic mail message at [keith.nowell@acgov.org](mailto:keith.nowell@acgov.org)

Sincerely,

Keith Nowell, PG, CHG  
Hazardous Materials Specialist

Enclosures: Fact Sheet on Environmental Corrective Actions  
Distribution Mailing List

cc: Joshua Graber, Langan Treadwell Rollo, 501 14<sup>th</sup> Street, 3<sup>rd</sup> Floor, Oakland, California 9612 (*Sent via electronic mail to: [jgraber@langan.com](mailto:jgraber@langan.com)*)

Dilan Roe, ACDEH, (*Sent via electronic mail to: [dilan.roe@acgov.org](mailto:dilan.roe@acgov.org)*)  
Paresh Khatri, ACDEH, (*Sent via electronic mail to: [paresh.khatri@acgov.org](mailto:paresh.khatri@acgov.org)*)  
Keith Nowell, ACDEH (*Sent via electronic mail to: [keith.nowell@acgov.org](mailto:keith.nowell@acgov.org)*)  
Geotracker, File



June 12, 2017

## FACT SHEET ON ENVIRONMENTAL CORRECTIVE ACTIONS

### **3000 Broadway Redevelopment Project, Oakland CA 94611**

250 30<sup>th</sup> Street, Oakland, CA 94611

Site Cleanup Program No. RO0003236

Geotracker Global ID T10000010020

**Summary** – This fact sheet has been prepared to inform community members and other interested stakeholders of the proposed approach for development and the associated environmental corrective actions proposed at the 3000 Broadway Redevelopment (the "Site") in Oakland, California. 3000 Broadway SPE LLC, the property owner and lead responsible party for the case, has submitted a Feasibility Study and Correction Action Plan (FS/CAP) for the proposed Site development to address the existing soil and groundwater impacts at the Site under the oversight of the Alameda County Department of Environmental Health (ACDEH). This fact sheet contains information concerning site background, discussion of recent investigations, proposed remedial action plans, planned site redevelopment activities, and project contacts.

**Site Background** – The Site is located north of 30th Street between Broadway and Brook Street, in a mixed-

occupied by four warehouse-like structures, which historically were used for automotive sales and repair, and two private residential properties. The warehouses and residences are predominantly vacant with only the 250 and 288 30th Street addresses currently being operated as an active business. The warehouses are planned for demolition and the residences are planned for either relocation or demolition.

Proposed Site redevelopment consists of a six-story mixed-use residential building with a semi-subterranean garage. Construction will include the excavation of between three and 19 feet of soil for foundation construction.

**Site Investigation** – Previous investigations at the Site indicate that the subsurface soil and groundwater at 260 30<sup>th</sup> Street has been impacted by petroleum hydrocarbons (TPH), volatile organic compounds (VOCs), metals, and to a much lesser extent, polycyclic aromatic hydrocarbons (PAHs) from historical automotive sales and repair activities at the Site.

Groundwater impacts appear to be limited to the upper 18 feet and off-Site groundwater sampling is proposed to evaluate whether contamination is migrating off-Site and if it poses a risk to down gradient properties.

On-site soil vapor testing indicates that vapor intrusion may be a concern at the Site. Off-Site soil vapor sampling is proposed to evaluate whether contamination is migrating off-Site and poses a risk to down gradient properties.

**Proposed Corrective Actions Activities** – 3000 Broadway SPE LLC is 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.



**Figure 1**

use area of Oakland, Alameda County, California (Figure 1). Currently the redevelopment Site is

All work will be planned and carried out in a manner designed to protect the environment and local community — under oversight by the County. Cleanup will be accomplished in a manner that will not pose a health risk to neighboring residents and the public.

*Impacted Soil* – Based on the results of previous investigations at the Site, TPH, VOCs, and, to a lesser extent, heavy metals (including lead), have been detected at elevated concentrations in the top 10 feet of soil material; however, in isolated locations impacts extend to 18 feet, deeper than the proposed development excavation depth.

Impacted soil above levels of concern will be excavated and transported for disposal at a licensed off-Site disposal facility. During soil excavation and loading, air monitoring will be performed and steps taken to minimize dust generation. Contaminated soil will be replaced to design grade with clean material.

*Impacted Groundwater* – Based on investigations conducted to date, on-Site groundwater impacts have been identified in the southeastern Site area, primarily beneath the 260 30th Street property. Recent groundwater elevations indicate that groundwater dewatering will be required during construction to achieve proposed excavation depths. Thus, groundwater extraction and treatment during construction is the primary, selected corrective action alternative for groundwater. Off-site groundwater sampling is proposed to evaluate whether contamination is migrating off-Site and poses a risk to down gradient properties. If post-construction groundwater monitoring results indicate that groundwater corrective action objectives have not been met, additional corrective action will be proposed.

If additional groundwater treatment is necessary, groundwater contamination will be addressed by one of the following in-situ treatment alternatives: monitored natural attenuation, enhanced bioremediation, chemical oxidation and/or zero valent iron (ZVI). These cleanup technologies are discussed in greater detail in the FS/CAP prepared for 3000 Broadway SPE LLC. If additional groundwater corrective action is required, the final groundwater remedial alternative and implementation plan will be selected and presented in an addendum to the FS/CAP.

*Impacted Soil Vapor* – In order to mitigate potential vapor intrusion due to elevated concentrations of volatile contaminants in soil and groundwater at 260 30<sup>th</sup> Street, the soil vapor corrective action alternative

is a passive vapor mitigation system (VMS), which will be installed under the area currently occupied by 260 30th Street. In addition to this conservative approach, a waterproof, solvent-resistant membrane will be installed beneath the remainder of the proposed building. The membrane will protect the building foundation from moisture and coupled with the VMS under 260 30th Street will mitigate potential vapors from migrating into indoor air following development. The VMS and vapor barrier will be constructed and installed in a manner that is applicable to the Site conditions and acceptable to ACDEH. Additionally, an off-Site soil vapor study will be performed to evaluate vapor the intrusion risk to down gradient properties.

***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.

**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 monitored and actively suppressed. Equipment noise is anticipated to be moderate.

**Next Steps** – 3000 Broadway SPE LLC is working with ACDEH to conduct groundwater and soil vapor investigations to further assess subsurface conditions. Post-construction groundwater monitoring results will be evaluated to determine whether additional groundwater corrective action will be needed following soil removal, dewatering, groundwater treatment and permitted discharge during construction.

The public is invited to review and comment on this FS/CAP, 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 proposed corrective actions to Keith Nowell at the address below. All written comments received by July 12, 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 Department of Environmental Health, 1131 Harbor Bay Parkway, Alameda, CA

Sort_APN	Parcel_APN	Name	StreetAddress	Unit	City	Zip	Zip_4
009 070100101	9-701-1-1	SOHN DONG S	2946 WEBSTER ST		OAKLAND CA	94609	3407
009 070100101	9-701-1-1	OCCUPANT	2950 WEBSTER ST		OAKLAND CA	94609	
009 070100300	9-701-3	COOK LINDA & BOERO PETER G ETAL	10 DONALD DR		ORINDA CA	94563	3650
009 070100300	9-701-3	OCCUPANT	2951 BROADWAY		OAKLAND CA	94611	
009 070100401	9-701-4-1	COOK LINDA & BOERO PETER G ETAL	10 DONALD DR		ORINDA CA	94563	3650
009 070100401	9-701-4-1	OCCUPANT	2943 BROADWAY		OAKLAND CA	94611	
009 070101400	9-701-14	LEE SELENA	10825 102ND AVE NE		KIRKLAND WA	98033	4415
009 070101400	9-701-14	OCCUPANT	2944 WEBSTER ST		OAKLAND CA	94609	
009 070200102	9-702-1-2	HAGSTROM PROPERTIES LLC	P.O BOX 1220		CLAYTON CA	94517	9220
009 070200102	9-702-1-2	OCCUPANT	2910 BROADWAY		OAKLAND CA	94611	
009 070200200	9-702-2	HAGSTROM PROPERTIES LLC	P.O BOX 1220		CLAYTON CA	94517	9220
009 070200200	9-702-2	OCCUPANT	2964 BROADWAY		OAKLAND CA	94611	
009 070200300	9-702-3	SILVEIRA J W & BARBARA O TRS	499 EMBARCADERO		OAKLAND CA	94606	5131
009 070200300	9-702-3	OCCUPANT	251 30TH ST		OAKLAND CA	94611	
009 070200400	9-702-4	SILVEIRA J W & BARBARA O TRS	499 EMBARCADERO		OAKLAND CA	94606	5131
009 070200400	9-702-4	OCCUPANT	245 30TH ST		OAKLAND CA	94611	
009 070200500	9-702-5	SILVEIRA J W & BARBARA O TRS	499 EMBARCADERO		OAKLAND CA	94606	5131
009 070200500	9-702-5	OCCUPANT	243 30TH ST		OAKLAND CA	94611	
009 070200600	9-702-6	SILVEIRA J W & BARBARA O TRS	499 EMBARCADERO		OAKLAND CA	94606	5131
009 070200600	9-702-6	OCCUPANT	235 30TH ST		OAKLAND CA	94611	
009 070301800	9-703-18	BROWN DENISE L	PO BOX 32232		OAKLAND CA	94604	3532
009 070301800	9-703-18	OCCUPANT	3027 RICHMOND BLVD		OAKLAND CA	94611	
009 070301900	9-703-19	SMITH OLIVER T	3023 RICHMOND BLVD		OAKLAND CA	94611	5816
009 070301900	9-703-19	OCCUPANT	3025 RICHMOND BLVD		OAKLAND CA	94611	
009 070302000	9-703-20	THOGERSEN LISE M	3021 RICHMOND BLVD		OAKLAND CA	94611	5816
009 070302100	9-703-21	HARPER JOOLIA A	3015 RICHMOND BLVD		OAKLAND CA	94611	5816
009 070302200	9-703-22	REICHL ALEXANDER & ALEX W	PO BOX 2119		MAMMOTH LAKES CA	93546	2119
009 070302200	9-703-22	OCCUPANT	3009 RICHMOND BLVD		OAKLAND CA	94611	
009 070302300	9-703-23	ENGLE STEVEN S	3005 RICHMOND BLVD		OAKLAND CA	94611	5816
009 070302400	9-703-24	PLOTKOWSKI ROBERT H TR & LOW L G & ROSE Y TRS	3829 JACKSON ST		SAN FRANCISCO CA	94118	1610
009 070302400	9-703-24	OCCUPANT	3001 RICHMOND BLVD		OAKLAND CA	94611	
009 070302500	9-703-25	PAGE CAROLE J TR	71 POCO LN		OAKLEY CA	94561	4111
009 070302500	9-703-25	OCCUPANT	244 30TH ST		OAKLAND CA	94611	
009 070302600	9-703-26	GUSTAFSON CARL W & FLAVIA B	9500 WESTSIDE DR		SAN RAMON CA	94583	2696
009 070302600	9-703-26	OCCUPANT	3000 BROOK ST		OAKLAND CA	94611	
009 070302700	9-703-27	LOPES DIANA E TR	6123 COLBY ST		OAKLAND CA	94618	1230
009 070302700	9-703-27	OCCUPANT	3008 BROOK ST		OAKLAND CA	94611	
009 070302800	9-703-28	LOPES DIANA E TR	6123 COLBY ST		OAKLAND CA	94618	1230
009 070302800	9-703-28	OCCUPANT	3010 BROOK ST		OAKLAND CA	94611	
009 070302900	9-703-29	KROEGER ANNE	3012 1/2 BROOK ST		OAKLAND CA	94611	5716
009 070302900	9-703-29	OCCUPANT	3014 BROOK ST		OAKLAND CA	94611	
009 070303000	9-703-30	WOLFE JOHN T & GRAVES KATHERINE A	1428 GLENFIELD AVE		OAKLAND CA	94602	1306
009 070303000	9-703-30	OCCUPANT	3016 BROOK ST		OAKLAND CA	94611	
009 070303100	9-703-31	LANDERS RUSSELL & FRED & NOLL SARAH	3018 BROOK ST		OAKLAND CA	94611	5716
009 070303200	9-703-32	VOHLAND BLANCHE J TR	166 CORLISS DR		MORAGA CA	94556	1206
009 070303200	9-703-32	OCCUPANT	3024 BROOK ST		OAKLAND CA	94611	
009 070303300	9-703-33	SILVEIRA BRIAN L & WILLIAM TRS	6820 SNAKE RD		OAKLAND CA	94611	
009 070303300	9-703-33	OCCUPANT	3028 BROOK ST		OAKLAND CA	94611	
009 070303400	9-703-34	BORRILL JULIAN D & DAVISON HEATHER C	3032 BROOK ST		OAKLAND CA	94611	5716
009 070303500	9-703-35	NOH IRENE I & KANG HO J ETAL	3036 BROOK ST	2	OAKLAND CA	94611	5748
009 070303600	9-703-36	TOM JESSE Y & WANDA W	1511 19TH AVE		SAN FRANCISCO CA	94122	3416
009 070303600	9-703-36	OCCUPANT	3048 BROOK ST		OAKLAND CA	94611	
009 070303700	9-703-37	SEYMOUR DAN A & KATHLEEN C	HC 2 BOX 4795		TRINITY CENTER CA	96091	9503
009 070303700	9-703-37	OCCUPANT	3050 BROOK ST		OAKLAND CA	94611	
009 070303800	9-703-38	BLOCK MARY N TR	613 SHADOW HAWK WAY		WALNUT CREEK CA	94595	3938
009 070303800	9-703-38	OCCUPANT	3060 BROOK ST		OAKLAND CA	94611	
009 070303900	9-703-39	BLOCK MARY N TR	613 SHADOW HAWK WAY		WALNUT CREEK CA	94595	3938
009 070303900	9-703-39	OCCUPANT	3060 BROOK ST		OAKLAND CA	94611	

009 070304000	9-703-40	YI MEILING & NOEL	2756 ALVARADO ST	A-B	SAN LEANDRO CA	94577	5728	
009 070304000	9-703-40	OCCUPANT	3070 BROOK ST		OAKLAND CA	94611		
009 070304100	9-703-41	YI MEILING & NOEL	2756 ALVARADO ST	A-B	SAN LEANDRO CA	94577	5728	
009 070304100	9-703-41	OCCUPANT	3070 BROOK ST		OAKLAND CA	94611		
009 070304200	9-703-42	KAUFMAN MARTIN	57 BOSQUE AVE		FAIRFAX CA	94930	2232	
009 070304200	9-703-42	OCCUPANT	3074 BROOK ST		OAKLAND CA	94611		
009 070400100	9-704-1	SHIRAR GERALD L	7213 PLEASANTS VALLEY RD		VACAVILLE CA	95688	9713	
009 070400100	9-704-1	OCCUPANT	3080 BROADWAY		OAKLAND CA	94611		
009 070400200	9-704-2	BLOCK MARY N TR	613 SHADOW HAWK WAY		WALNUT CREEK CA	94595	3938	
009 070400200	9-704-2	OCCUPANT	3074 BROADWAY		OAKLAND CA	94611		
009 070400300	9-704-3	HORAT ERICH & GROOM NANCY L	3068 BROADWAY		OAKLAND CA	94611	5713	
009 070400400	9-704-4	SEYMOUR KATHLEEN C & DAN	HC2 BOX 4795		TRINITY CENTER CA	96091	9503	
009 070400400	9-704-4	OCCUPANT	3060 BROADWAY		OAKLAND CA	94611		
009 070400500	9-704-5	AUYEUNG NIN H & CONNIE S TRS & LAU WAI K ETAL	278 LAWRENCE AVE		S SAN FRANCISCO CA	94080		
009 070400500	9-704-5	OCCUPANT	3052 BROADWAY		OAKLAND CA	94611		
009 070400600	9-704-6	MARSHALL BRAD F & LAURA L TRS & MARSHALL DON ETAL	3026 BROADWAY		OAKLAND CA	94611	5713	
009 070400600	9-704-6	OCCUPANT	3044 BROADWAY		OAKLAND CA	94611		
009 070400700	9-704-7	MARSHALL DON A & KATHLEEN D TRS ETAL	3026 BROADWAY		OAKLAND CA	94611	5713	
009 070400700	9-704-7	OCCUPANT	3040 BROADWAY		OAKLAND CA	94611		
009 070400900	9-704-9	3000 BROADWAY SPE LLC	599 MARKET ST	2550	SAN FRANCISCO CA	94105		
009 070400900	9-704-9	OCCUPANT	3009 BROOK ST		OAKLAND CA	94611		
009 070401000	9-704-10	3000 BROADWAY SPE LLC	595 MARKET ST	2550	SAN FRANCISCO CA	94105	5842	
009 070401000	9-704-10	OCCUPANT	3007 BROOK ST		OAKLAND CA	94611		
009 070401101	9-704-11-1	3000 BROADWAY SPE LLC	595 MARKET ST	2550	SAN FRANCISCO CA	94105	5842	
009 070401101	9-704-11-1	OCCUPANT	250 30TH ST		OAKLAND CA	94611		
009 070401200	9-704-12	3000 BROADWAY SPE LLC	595 MARKET ST	2550	SAN FRANCISCO CA	94105	5842	
009 070401200	9-704-12	OCCUPANT	3000 BROADWAY		OAKLAND CA	94611		
009 070401400	9-704-14	HAVANA LORRAINE M & E C & STANLEY RENEE M TRS	204 RAMONA AVE		EL CERRITO CA	94530	4145	
009 070401400	9-704-14	OCCUPANT	3022 BROADWAY		OAKLAND CA	94611		
009 070401500	9-704-15	MARSHALL DON A & KATHLEEN D TRS & MARSHALL BR ETAL	3026 BROADWAY		OAKLAND CA	94611	5713	
009 070401601	9-704-16-1	ENTERPRISE RENT A CAR COMPANY	PO BOX 1617		SAN RAMON CA	94583	6617	
009 070401601	9-704-16-1	OCCUPANT	3030 BROADWAY		OAKLAND CA	94611		
009 070500203	9-705-2-3	3093 BROADWAY HOLDINGS LLC	10877 WILSHIRE BLVD	12TH	LOS ANGELES CA	90024	4332	
009 070500203	9-705-2-3	OCCUPANT	3073 BROADWAY		OAKLAND CA	94611		
009 070500800	9-705-8	NIKI PROPERTIES LLC	2430 CALLE DEL ORO		LA JOLLA CA	92037	2003	
009 070500800	9-705-8	OCCUPANT	3001 BROADWAY		OAKLAND CA	94611		
		SF BAY- REGIONAL WATER QUALITY CONTROL BOARD	1515 CLAY STREET	SUITE 1400	OAKLAND CA	94612		CHERYL PROWELL
		EAST BAY MUNICIPAL UTILITY DISTRICT INDUSTRIAL DISCHARGE SECTION	P.O. BOX 24055	MS 702	OAKLAND CA	94623	1055	CHANDRA JOHANNESSON
		CITY OF OAKLAND PLANNING & BUILDING	250 FRANK H. OGAWA PLAZA	SUITE 2114	OAKLAND CA	94612		DAVE HARLAN
		CITY OF OAKLAND PUBLIC WORKS ENVIRONMENTAL SERVICES	250 FRANK H. OGAWA PLAZA	SUITE 5301	OAKLAND CA	94612		MARK ARNIOLA