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June 12, 2017

FACT SHEET ON ENVIRONMENTAL CORRECTIVE ACTIONS

3000 Broadway Redevelopment Project, Oakland CA 94611
250 30th 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-use area of Oakland, Alameda County, California (Figure 1). Currently the redevelopment Site is 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.

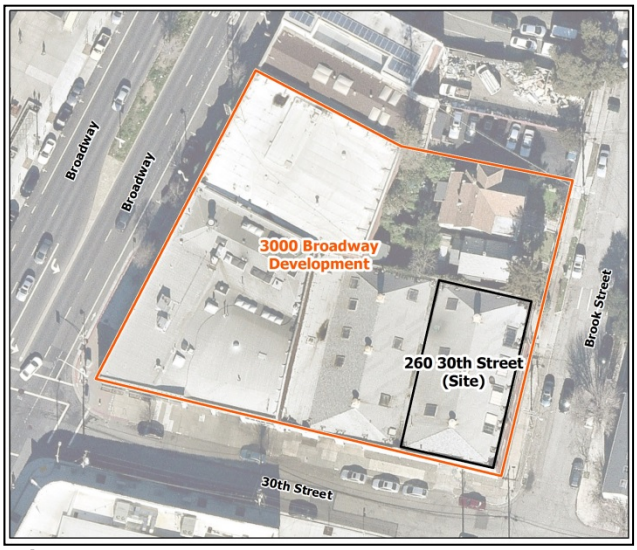

Figure 1

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 30th 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.

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 30th 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