Fact Sheet on Interim Remedial Action Plan

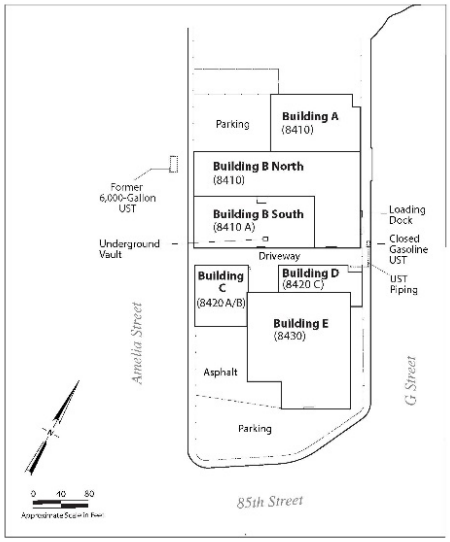
Alameda County Department of Environmental Health
Amelia Street Redevelopment
8410-8430 Amelia Street
Oakland, California 94621
Site Cleanup Program Case RO0003240
May 2017

This Fact Sheet is being provided to describe site background, past work to investigate site contamination, next steps, the oversight process for the site, and how you can obtain more information.

Spring, 2017

Summary - This Fact Sheet has been prepared to inform community members and other stakeholders of the status of environmental work at 8410-8430 Amelia Street, Oakland, California (Site) (Figure 1). Amelia LLC, the property owner and designated responsible party for the voluntary site cleanup, is working with Alameda County Department of Environmental Health (ACDEH) to investigate and cleanup contamination associated with impact from historical onsite chemical use and an offsite source. Amelia LLC is performing tenant improvements at the 8410A, 8420 and 8430 Amelia. This Fact Sheet contains information concerning the Site background, environmental investigation, interim remedial activities, and contact information.

Figure 1 – Site Map



Site Background – The Site consists of three parcels which total approximately 3.5 acres in size located at 8410-8430 Amelia Street, Oakland, California (Figure 1). Five buildings (Buildings A through E) are constructed on the three parcels. Building A and the northern portion of Building B is used as an art studio; the southern portion of Building B and Buildings C, D and E are currently vacant. Previous uses of the Site include a plastic molding company and paint manufacturing operations in Building B; art studios in Building C; vehicle and equipment storage in Building D; and vehicle repair shops in Building E.

Underground Storage Tanks (USTs) have also been used on the site on both the Amelia Street and G Street side of the property. Prior environmental investigations have determined that contamination from these tanks is minimal and does not present a threat to human health.

Environmental Impacts - Environmental investigation of the former USTs commenced at the Site in 2008 to assess the potential impact of subsurface volatile organic compounds (VOCs). One VOC, trichloroethene (TCE), was detected in groundwater beneath the site; the source of TCE in groundwater is most likely an historic offsite source upgradient of the Site. Site assessment also identified tetrachloroethene (PCE) in subslab gas beneath Building B higher than the San Francisco Bay Regional Water Quality Control Board (SFBRWQCB) Environmental Screening Levels (ESLs). PCE could be from former onsite operations in Building B South. PCE was not detected in soil or groundwater above the ESLs. Select other VOCs (vinyl chloride and 1,1,2,2-tetrachloroethane) have been detected in subslab gas above ESLs.

Glossary of Terms

Soil Gas—Soil gas refers to the air that is present in the open spaces between soil particles between the ground surface and the water table. It includes air (primarily oxygen and nitrogen, like above ground), water vapor, and occasionally pollutants.

Subslab Gas—Subslab gas refers to the air that is present in the open spaces between soil particles and backfill material immediately beneath a building's concrete slab. It includes air (primarily oxygen and nitrogen, like above ground), water vapor, and occasionally pollutants.

Volatile Organic Compounds (VOCs)—VOCs are organic liquids, including many common solvents that readily evaporate at temperatures normally found at ground surface and at shallow depths. Many VOCs are known human carcinogens. Examples of VOC usage include dry cleaning solvent, carburetor cleaner, brake cleaner, and paint solvents.

VOCs are able to move in the environment, from soil to groundwater, from groundwater to soil, and from groundwater or soil to air. Of particular interest is the potential for movement of VOCs into the inside of buildings where people could be exposed to contaminated air. This process is called vapor intrusion into indoor air. The presence of these chemicals at concentrations exceeding regulatory screening levels does not indicate that adverse impacts to human health or the environment are necessarily occurring, but rather indicates that a potential for adverse risk may exist.

Proposed Cleanup Activities – Amelia LLC has been working with ACDEH to characterize the extent of VOCs and safeguard existing and future tenants from subsurface contaminants. Because Building B South (8410A Amelia) is vacant and being improved for future tenants, Amelia LLC prepared an Interim Remedial Action Plan (IRAP). The IRAP objectives are to investigate, remove and initiate mitigation of volatile organic source material that represents a vapor intrusion concern to current and future occupants of Building B. The IRAP work scope involves subsurface exploration of the suspected source area for PCE that coincides with the sink, bathroom and sewer piping for historic industrial site use within Building B South. The work scope also includes installation of a vapor mitigation system (VMS) consisting of subslab ventilation beneath Building B South, a post-slab engineered vapor barrier (west half of Building B South), contingent post-slab engineered vapor barrier (east half of Building B South), and trench vapor barriers/plugs.

During source material removal, licensed contractors will follow applicable laws and regulations for handling potential hazardous soil and mitigating fugitive VOC emissions. Any removed soil will be stored and transported in DOT-approved containers and disposed at appropriately-licensed facilities.

Effectiveness of the proposed interim cleanup activities will be monitored via new and existing soil gas and subslab probes.

What This Means to You – During source investigation and possible removal, some noise and limited traffic are expected. VOC emissions and odors are anticipated to be low to moderate. The work area will be conducted within clearly delineated exclusion areas.

Next Steps – Amelia LLC's environmental consultant (Pangea Environmental Services) will keep ACDEH informed of progress for implementation of the proposed investigation and interim remedial action activities.

Following IRAP completion, an interim remedial action implementation report will be prepared.

A remedial action plan (RAP) may be prepared in the future if additional remedial action is required by ACDEH based on results of ongoing VOC characterization activities. Within separate public notice, the public will be invited to review and comment on any future RAP prior to its implementation, and prior to regulatory case closure.

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 of California Water Resources Control Board Geotracker website at http://www.geotracker.waterboards.ca.gov. Please send written comments regarding the proposed corrective actions to Karel Detterman at the address below. All written comments received by **May 23, 2017**, will be forwarded to the Responsible Party, and will be considered and responded to prior to a final determination on the cleanup.

For More Information
Please contact any of the following individuals with questions or concerns you may have:

Bob Clark-Riddell
Pangea Environmental Services Inc; Consultant
510-836-3700 briddell@pangeaenv.com

Karel Detterman
Alameda County Department of Environmental Health
Case Worker
510-567-6708 karel.detterman@acgov.org