



June 2018

FACT SHEET ON ENVIRONMENTAL REMEDIAL ACTIONS

BayRock Multifamily Redevelopment

230 - 240 MacArthur Boulevard, Oakland, California
Site Cleanup Program Case No. RO0003259
Geotracker Global ID T10000010741

Summary - This fact sheet has been prepared to inform community members and other interested stakeholders of the status of environmental investigations and proposed remedial actions at the BayRock Multifamily Redevelopment project located at 230 – 240 MacArthur Boulevard in Oakland, California (the Site). This fact sheet contains information concerning site background, site investigations, proposed remedial action plans to be implemented in conjunction with site redevelopment activities, and information contacts.



Site Background – The Site is defined by two properties - Assessor's Parcel Numbers 12-986-25-1 and 12-986-28. The Site is located within a mixed residential and commercial area of Oakland and consists of Oakland Autoworks, located in the northwest portion of the site at 240 West MacArthur and the Shell branded retail service station at 230 West MacArthur. Oakland Autoworks is currently developed as automobile repair shop and has historically operated as Gulf Service Station which had three 10,000-gallon underground storage tanks (USTs) that were removed sometime prior to 1991 and one 350-gallon waste oil UST which was removed in 1996. Historical records indicate in 1958 a second gas station operated on this portion of the Site until 1982 when it was redeveloped into the current use auto repair shop.

The Shell station consists of three USTs, two dispenser islands, and a kiosk. Historical records indicate this property has operated as a fueling and auto service station since approximately the early 1950's. Residual soil, soil gas and groundwater contamination remains at the Site and appears to be the result of historical use on both properties.

Proposed redevelopment plans include construction of an eight-story mixed-use building with a subterranean parking garage that is proposed to cover nearly the entire footprint of the Site. The building will consist of six stories of mixed commercial and residential aboveground and two stories subterranean used for parking. Proposed construction activities will include excavation of the upper 17 feet of soil on both properties, dewatering activities, the installation of vapor mitigation engineering controls

Site Investigation – Historic petroleum releases have occurred at both 230 and 240 West MacArthur Boulevard and investigation and remediation activities have occurred on both portions of the Site separately. Environmental site investigations began in 1986 at 230 West MacArthur Boulevard and in 1991 at 240 West MacArthur Boulevard. Petroleum hydrocarbons, chlorinated solvents, and metals have been reported in samples collected from groundwater, soil, and soil vapor at the Site. Data collected during site investigations in 2018 sites indicated petroleum hydrocarbons in soil and groundwater were reported in the vicinity of the former USTs on 240 West MacArthur Boulevard and chlorinated solvents in groundwater present throughout the site with two distinct potential source areas: one in the vicinity of the former USTs on 240 West MacArthur Boulevard and one south of the former waste oil UST near the center of the border between the two properties.



230 West MacArthur Boulevard



240 West MacArthur Boulevard

Historically two Leaking Underground Storage Tank (LUST) cases have been associated with the Site including Case No. RO0000303, associated with the Oakland Autoworks Shop which was closed by ACDEH in January 2013 with potential constituents of concern (PCOCs) remaining in place and subject to property use restrictions, and the second case RO000014, associated with the Shell Station which is an open fuel leak case. The Shell Station case was listed as inactive in December 2017 and investigation and cleanup activities for both former cases were combined and currently are being managed under one Site Cleanup Program Case No0003259 due to proposed redevelopment activities and the reported PCOCs detected in the subsurface on both properties.

Proposed Remedial Action Activities – BayRock PHG Piedmont, LLC the primary party for the Site Cleanup Program case is working with Alameda County Department of Environmental Health (ACDEH) to implement remedial actions at the Site in conjunction with the proposed Site redevelopment activities. Proposed corrective actions and Site development activities are presented in the *Remedial Action Plan* (RAP) dated May 24, 2018 prepared by Cardno on behalf of BayRock PHG Piedmont, LLC. The proposed corrective actions combine several technologies designed to address PCE and other VOCs in groundwater and mitigate potential vapor intrusion risks to existing and future Site occupants. Additional investigations will also be conducted to further evaluate vapor intrusion.

Proposed corrective actions presented in the Remedial Action Plan include the following:

- Demolition of existing Site structures and hardscapes,
- Installation of new subsurface soil vapor monitoring probes for sampling of soil gas to assess the potential for vapor intrusion to offsite receptors,
- Destruction of groundwater monitoring wells and soil vapor probes, removal of the underground storage tank system and associated components
- Remedial excavation of impacted soil to a depth of at least 17 feet below ground surface,

- Dewatering during excavation activities to facilitate construction of the subsurface garage,
- Grading and soil excavation for utilities, elevator shafts, subsurface parking structure, and foundations,
- Installation of trench dams and/or plugs along utility corridors to further control vapor migration along preferential pathways (i.e. subsurface utilities),
- Installation of oxygen releasing compounds and hydrogen releasing compounds in the bottom of the excavation to facilitate the continued degradation of residual petroleum hydrocarbon and chlorinated hydrocarbon compounds, and
- Installation of a vapor mitigation system underneath the building to control potential vapor migration to indoor air.

Next Steps - The public is invited to review and comment on the corrective actions proposed in the RAP. The RAP can be viewed over the internet at the State Water Resources Control Board Geotracker Website at <http://geotracker.swrcb.ca.gov>. Not all historic documents for the case and former cases may be available on GeoTracker. Additional documents can be viewed over the Internet on the Alameda County Department of Environmental Health website (<http://www.acgov.org/aceh/lop/ust.htm>). Both databases should be reviewed to obtain a complete history. Please use the site address or the following case numbers:

- RO0000303 (230 MacArthur Boulevard).
- RO0000142 (240 MacArthur Boulevard).
- RO0003259 (Current Redevelopment Case).

Please send written comments regarding the proposed corrective actions to **Drew York** at ACDEH or **Glen Smith** at Cardno at either of the addresses listed below. All written comments received by July 9, 2018 will be forwarded to the BayRock and Cardno and will be considered and responded to prior to implementation of the proposed cleanup

For Additional information, please contact:

Drew York
ACDEH Case Manager
1131 Harbor Bay Parkway
Alameda, CA 94502
510-639-1276
andrew.york@acgov.org

Glen Smith
Cardno
601 North McDowell Blvd
Petaluma, CA 94954
707-766-2000
glen.smith@cardno.com