



June 28 2018

FACT SHEET ON ENVIRONMENTAL CORRECTIVE ACTIONS

American Media Radio TV Redevelopment

229-255 International Boulevard, Oakland, California
Site Cleanup Program Case No. RO0003265
Geotracker Global ID T10000011156

Summary - This fact sheet has been prepared to inform community members and other interested stakeholders of the status of environmental investigations and proposed corrective actions at the American Media Radio TV Redevelopment project located at 229-255 International Boulevard in Oakland, California (the Site). This fact sheet contains information concerning site background, site investigations, proposed corrective action plans to be implemented in conjunction with site redevelopment activities, and information contacts.

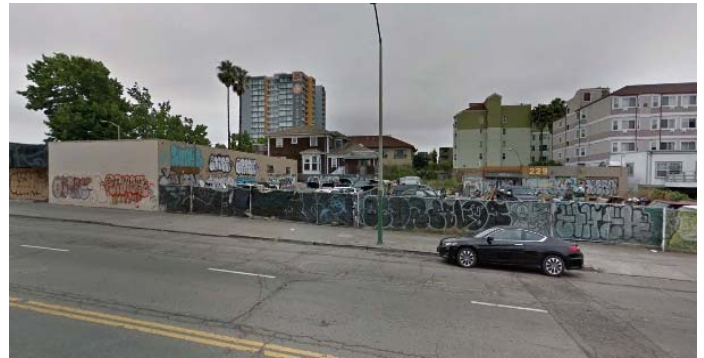


Google Map Imagery 2018

Site Background – The Site is defined by one property - Assessor's Parcel Number 20-127-6-3 and is located within a mixed residential and commercial area of Oakland. The Site consists of a roughly L-shaped property and is currently developed as a vacant lot located on the northwest corner of the intersection of 3rd Avenue and International Boulevard. Former site buildings including associated concrete slabs, were demolished and removed from the Site in 2018. A review of available historical records has identified the following historic land uses associated with contamination at the Site: (1) Oil and Gas Service Station from 1926 to 1957; (2) Multiple printing operations from 1937 through 1952; and (3) Auto Service Repair Garage from 1951 to at least as late as 1952. Current historical records do not provide information regarding underground storage tanks

Proposed redevelopment plans include construction of a mixed-use residential and commercial eight-story building (seven above-grade stories and one sub-grade parking garage) that is proposed to cover nearly the entire footprint of the Site. Proposed construction activities will include excavation of the upper 12 to 14 feet of soil over the entire property footprint and the installation of vapor intrusion mitigation engineering controls

Site Investigation – Subsurface investigation activities have been conducted at the Site since 2017. Total petroleum hydrocarbons (TPH), volatile organic compounds (VOCs), and metals have been reported in samples collected from soil and grab groundwater at the Site. Data collected during site investigations in 2018 sites indicated TPH as gasoline (TPH-g) in soil were reported in the vicinity of the former oil and gas station near the eastern most corner of the site. Lead and arsenic concentrations in soil were reported in the vicinity of the former printing shop which was formerly located near the northern property boundary. TPH-g, benzene, and naphthalene concentrations were reported in the eastern portion of the site in the vicinity of the former oil and gas station.



229-255 International Boulevard

Proposed Remedial Action Activities – Reveriez Construction, Inc. (Reveriez), the primary party for the Site Cleanup Program case is working with Alameda County Department of Environmental Health (ACDEH) to implement corrective actions at the Site in conjunction with the proposed Site redevelopment activities. Proposed corrective actions and Site development activities are presented in the *Corrective Action Plan* (CAP) dated June 12, 2018 prepared by Almar Environmental on behalf of Reveriez. The proposed corrective actions have been designed to address TPH-g and metals in the soil and TPH-g and VOCs in groundwater and mitigate potential vapor intrusion risks to existing and future Site occupants.

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

- Remedial excavation of impacted soil to a depth of at least 10 feet below ground surface across the entire property footprint,
- 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 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 CAP. The CAP 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 send written comments regarding the proposed corrective actions to **Drew York** at ACDEH or **Forrest Cook** at Almar at either of the addresses listed below. All written comments received by July 30, 2018 will be forwarded to the Reveriez and Almar and will be considered and responded to prior to implementation of the proposed cleanup

For Additional information, please contact:

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