



February 2018

## FACT SHEET ON ENVIRONMENTAL ASSESSMENT

### Posada de Colores

2221 Fruitvale Avenue, Oakland, CA 94601  
Site Cleanup Program No. RO0003274  
Geotracker Global ID T10000011152

**Summary** – This fact sheet has been prepared to inform community members and other interested stakeholders of the status of environmental work and a proposed cleanup at Posada de Colores property (site), located in Oakland, California (Figure 1). This fact sheet contains information concerning site background, results of recent investigations, proposed corrective action plans, and information contacts.



**Site Background** – The approximately 0.87-acre Site is located at 2221 Fruitvale Avenue in Oakland, Alameda County, California within a mixed residential and commercial area. The Site has historically been used for residential dwellings and a dry cleaner up until the 1970s. In the 1970s, the Site was redeveloped with an 8-story affordable housing residential apartment building for seniors. Historical uses of adjoining properties have included: dry cleaners; automobile repair; and a gasoline service station. Residual soil, soil gas and groundwater contamination remains at the Site and appears

to be the result of historical Site and adjoining property uses.

**Site Investigation** - Site investigations have been conducted at the site since August 2017. The investigations discovered the dry cleaning chemical tetrachloroethene (PCE) and other volatile organic compounds (VOCs) in soil, subslab vapor, soil gas and groundwater. In November 2017, Posda de Colores entered into a Voluntary Remedial Action Agreement with the Alameda County Department of Environmental Health (“ACDEH”) to oversee cleanup activities in conjunction with site redevelopment.

The findings from the investigations revealed the presence of PCE and other VOCs in soil, subslab vapor, soil gas and groundwater above applicable Regional Water Quality Control Board-San Francisco Bay Region (Regional Water Board) unrestricted use Environmental Screening Levels (ESLs).

The PCE and other VOCs detected in the subsurface appears associated with historical on-Site dry cleaning operations and potential contributions from off-Site dry cleaning, automobile repair uses on the adjoining properties, and from potential releases of wastewaters containing VOCs from the sanitary sewers.

**Proposed Corrective Action Activities** – Posada de Colores, the designated primary responsible party for the Site is working with ACDEH to implement the following corrective actions at the Site in conjunction with the proposed Site redevelopment activities. Proposed corrective actions and Site development activities are presented in the January 2018 *Draft Remedial Action Plan (RAP)* and *RAP Addendum* dated February 22, 2018 prepared by West Environmental Services & Technology, Inc. on behalf of Posada de

Colores. The proposed corrective actions combine several technologies designed to address on-Site PCE and other VOCs in soil and mitigate potential vapor intrusion risks to existing and future Site occupants. Additional investigations will also be conducted to further evaluate groundwater conditions. Following completion of the investigations, a separate remedial action plan will be developed (if required) to remediate PCE and other VOCs in groundwater.

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

*Impacted Soil* – Soil will be removed from the area of the former dry cleaning operations in the upper 7-feet and transported off-Site for disposal. Following soil removal, imported clean fill will then be placed within the excavation to the ground surface.

*Impacted Soil Gas and Subslab Vapor* – Based on the existing residential use, a soil vapor extraction (SVE) and vapor mitigation measures (e.g., subslab depressurization system, passive subslab venting system, vapor barrier, utility trench plugs, etc.) will be installed to remove vapors from the subsurface and mitigate potential vapor intrusion to indoor air and migration along utility corridors.

*Remedial Design/Implementation Plan (RDIP)* – A RDIP will present results of the data gap investigation and a comprehensive and detailed plan for the proposed corrective actions presented in the *RAP* and *RAP Addendum*. The RDIP will also include details regarding excavation, SVE system installation, vapor mitigation measures, and a schedule for implementing the construction phase; technical and operation plans; and engineering specifications.

*Residual Risk Management Plan (RRMP)* – A RRMP will be prepared detailing procedures and protocols for management of residual contaminants beneath the Site and monitoring and maintenance of the SVE system and vapor mitigation measures.

*Institutional Controls* – A land use covenant (LUC) will be prepared and recorded with the Alameda County Records Office, which identifies Site Use restrictions. The Site use restrictions include: future site use

for commercial, industrial, office space, retail and/or multi-family residential; prohibition of wells for the purpose of extracting groundwater for any use including but not limited to domestic, potable or industrial uses; and long term site management and reporting requirements to preserve the integrity of any remedial measures or installations

**Next Steps** – The public is invited to review and comment on the corrective actions proposed in the *Draft RAP* and *RAP Addendum*. These documents as well as the entire case file can be viewed over the internet on the State Water Resources Control Board Geotracker Website at <http://geotracker.swrcb.ca.gov>.

Please send written comments regarding the proposed corrective actions to Peter Morris or Drew York at the addresses or emails below. All written comments received by Friday March 30, 2018, will be forwarded to the Responsible Party, and will be considered and responded to prior to a final determination on the proposed cleanup delineate the extent of PCE and other VOCs in the subsurface.

If a separate remedial action plan is developed to remediate groundwater stakeholders will be notified of a separate corresponding 30-day public comment period

**For additional information:** Contact Peter Morris, P.G., West Environmental Services and Technology. Phone: (415) 460-6770. Email: [peterm@westenvironmental.com](mailto:peterm@westenvironmental.com). Drew York, Site Cleanup Program Case Worker, Alameda County Environmental Health, 1131 Harbor Bay Parkway, Suite 250, Alameda, CA 94502. Phone: 510-567-6767. Email: [andrew.york@acgov.org](mailto:andrew.york@acgov.org).