



October 31, 2018
FACT SHEET ON POTENTIAL
ENVIRONMENTAL REMEDIAL ACTIONS

**Subject: Redevelopment of Former Auto Dealership,
Auto Body Shops, and Auto Repair & Storage
Facilities at 10550 International Blvd., 1424, 1500,
1510, 1520, 1528, 1548 & 1560 105th Avenue,
Oakland, CA 94603**

**Pacific West Communities; Voluntary Remedial
Action Program, Case No. RO0003332; Global ID
T10000012108**

Previous Site Remediation Summary

This fact sheet has been prepared to inform community members and other interested stakeholders regarding the status of the planned redevelopment of the Subject site by Pacific West Communities, Inc. An extensive subsurface investigation on the properties was conducted in 2001 for the Oakland Unified School District (OUSD) and overseen by the Department of Toxic Substances Control (DTSC). The OUSD was planning a school expansion. This investigation determined 4 areas of concern where soil was affected by petroleum, and one by arsenic that were above school occupancy standards. The OUSD funding was cut, and the project cancelled. In 2015, the property owner elected to perform the clean-up that had been specified by the DTSC to clear the property for residential development and occupancy. The areas of concern were excavated, and successfully cleaned to residential standards.

A remedial action Site Management Plan (SMP) has been generated to address any remaining previously undiscovered contaminated soils, piping, or tanks that might be encountered during the redevelopment activities.

Site Background

The Subject site involves 10 contiguous parcels to the southeast of 105th Ave. starting at the corner of 105th Ave. and International Blvd., running northeast along 105th Ave. in Oakland, CA. The total acreage being redeveloped for residential occupancy is approximately 2.8 acres.

Known uses of the site date back to the mid-1920s when residences on the property were initially built. The first commercial building occupancy began in 1951-52. Development into automotive operations began in the 1960s and continued through about 2000 – initially consisting primarily of auto dealerships. Two underground storage tanks were removed from the 10500 International Blvd. (then E. 14th St.) parcel (not a part of the residential redevelopment) in 1993. One was gasoline, and the other, waste oil. The gasoline tank had leaked – affecting groundwater. The waste oil tank had not. Groundwater was monitored for the following 5 years. Case closure was granted by the Alameda County Department of

Environmental Health (ACDEH) in 1998 – based on the parcel remaining under commercial occupancy. This parcel will remain commercial and is not part of the new residential redevelopment.

Other automotive operations on the redevelopment parcels have included; auto repair facilities, two auto body shops (both with paint booths), an auto towing yard, and general automobile storage.

Proposed Actions

The redevelopment of the site includes; demolition and removal of the existing buildings, installation of new underground utilities, and installation of the foundation, including 3 elevators, whose shaft pits will extend underground to approximately 5 ft. below grade surface. These activities will involve disturbing soils in their vicinity, and the possibility of encountering remnant petroleum-affected soils. There is also a possibility that underground piping or heating oil tank(s) left from the residential era could be encountered.

A SMP has been prepared to manage the possible presence of these conditions during excavation, grading, and construction activities during disturbance and excavation phases of the shallow soils at the site. If encountered, excavated contaminated soil, tank(s), or piping will be segregated, and transported to appropriately permitted offsite landfills.

All work will be carried out in a manner designed to be protective of the environment and the local community.

What this Means To You

During site excavation activities, increased construction traffic and noise from excavation and loading activities into trucks to transport the soils offsite should be expected. Dust generation during excavation and loading will be possible, and will be actively monitored, and actively suppressed to standards set by regulatory agencies, including the Bay Area Air Quality Management District (BAAQMD). Equipment noise is anticipated to be moderate during working hours.

Next Step

Pacific West Communities, Inc, will work with the ACDEH to implement the SMP, prepared by their consultant; Silicon Valley Environmental Group, Inc. The public is invited to review and comment on the proposed activities. The SMP plan is available on the State Water Resources Control Board's GeoTracker website (<http://geotracker.waterboards.ca.gov/>).

Please send written comments regarding the site or the SMP to the attention of Mark Detterman or the ACDEH, or to Stuart Solomon of Silicon Valley Environmental Group, Inc. at the addresses below. Please refer to ACDEH case RO0003332 and Global Id No. T10000012108 in any correspondence. **All written comments received by December 3, 2018** will be forwarded to the developer and will be considered and responded to prior to the final determination on the project.

For Additional information, please contact:

Mark Detterman Alameda County Department of Environmental Health 1131 Harbor Bay Parkway Alameda, CA 94502 Phone: 510-567-6876 E-mail: mark.detterman@acgov.org	Stuart G. Solomon Silicon Valley Environmental Group 5216 Harwood Road San Jose, CA 95124 Phone: 408-406-3850 E-mail: stuart@phase-1environmental.com
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Approximate Area of the Residential Redevelopment:

