

ALAMEDA COUNTY
**HEALTH CARE SERVICES
AGENCY**

COLLEEN CHAWLA, Director



DEPARTMENT OF ENVIRONMENTAL HEALTH
LOCAL OVERSIGHT PROGRAM
OF HAZARDOUS MATERIALS RELEASES
1131 HARBOR BAY PARKWAY
ALAMEDA, CA 94502
(510) 567-6700
FAX (510) 337-9335

December 9, 2020

**DRAFT CORRECTIVE ACTION PLAN
AVAILABLE FOR REVIEW**

1925 Brush Street, LLC Redevelopment
1925 Brush Street in Oakland
Site Cleanup Program Case No. RO0003423

Summary – Alameda County Department of Environmental Health (ACDEH) provides regulatory oversight of environmental investigation and cleanup activities at the 1925 Brush Street redevelopment project in Oakland (Site) and invites you to review and comment on the draft Corrective Action Plan to address historical environmental impacts. This fact sheet contains an overview of the Site, environmental investigations, and the corrective actions proposed along with contact information.



Site Background – The roughly 0.57-acre Site (APN # 3-47-9-1) consists of a two-story warehouse building and asphalt paved parking lots to the west and south of the building. The Site is surrounded by a mix of residential and commercial properties. The warehouse was constructed in the 1920s and was used as an automobile repair facility (1920s -1940s), printing operations (1930s - 1940s), a candy factory (1950s - 1960s), a printing and machine shop (1970s), a data processing facility (1990s-2000), and then as a SuperNutrition warehouse and office from 2000 until recently. The parking lots were historically occupied with homes from the 1900s until the 1970s.

Site Redevelopment – The City of Oakland oversees redevelopment activities. Plans include demolition of the existing warehouse building and existing parking lots and construction of three three-story buildings that will include

18 townhouse units. The development will also include extensive landscaping, including a shared courtyard, on-site parking, and long-term and short-term bicycle parking.



A rendering of the proposed redevelopment.

Public Comment Period
December 11, 2020 – January 15, 2021

ACDEH invites you to review and comment on the draft CAP for 1925 Brush Street redevelopment project. All comments must be received by 5 p.m. on January 15, 2021. Comments can be sent to:

Drew York
ACDEH Case Manager
1131 Harbor Bay Parkway
Alameda, CA 94502
Andrew.York@acgov.org

Public Meeting

Interested community members are invited to attend an electronic public meeting to learn more about Site conditions and the proposed corrective actions, discuss community protection measures, and answer questions and accept comments.

When: Wednesday, January 6, 2021

Time: 6:30 to 7:30 p.m.

Join via Zoom: <https://tinyurl.com/1925Brush>

Join by Phone: Dial 1-669-900-9128 and enter meeting ID 854 4398 7928#

(Please contact Tracy Craig at 510-334-4866 or tracy@craig-communications.com if you need assistance accessing the meeting.)

Environmental Investigations – Environmental investigations conducted at or near the Site found the presence of elevated levels of lead in soil, total petroleum hydrocarbons (TPH) in groundwater and volatile organic compounds (VOCs) in soil vapor (the air spaces in between soil particles) resulting from historical operations that pre-date the current owner.

Proposed Corrective Actions – ACDEH is requiring on-Site corrective actions to reduce human health risk to construction workers, the adjacent community, and future occupants of the re-developed Site from the potential for exposure to chemicals of concern in soil and soil vapor at the Site. The draft *Corrective Action Plan (CAP)*, dated November 9, 2020, proposes the following actions:

- Excavating soil to depths of approximately 7 feet below the ground surface to facilitate the construction of foundation elements and remove historically contaminated soil;
- Consolidating lead-impacted material on-site beneath future buildings or hardscape or transporting lead-impacted soil to a licensed, off-Site disposal facility; and
- Installing a sub-slab vapor barrier and venting system beneath the planned building to prevent VOCs from entering indoor air.

Crews will conduct sampling after excavation work to characterize excavated soil for off-site disposal or on-site consolidation. Institutional controls including recording a land use covenant and development of a risk management plan will be required for long-term management of the vapor mitigation system and residual contaminants.

Next Steps – ACDEH will review and consider all public comments before making a final decision on the draft CAP. ACDEH will send a Response to Comments document to all those who commented and provided contact information.

Should the CAP be approved, environmental work at the Site is anticipated to begin in July 2021. Environmental work will be performed primarily at the same time as redevelopment construction.

Community Protection Measures – Environmental work is like heavy construction and includes construction equipment, trucks entering and exiting the Site, and related noise. Measures will be taken to protect the surrounding community including:

- Controlling dust during soil disturbing activities by using water and covering soil stockpiles
- Performing real-time and perimeter air monitoring during soil disturbing work
- Monitoring noise levels during work hours and reducing equipment speeds or using mufflers, as needed

- Cleaning truck tires and undercarriages to prevent dust track out
- Adhering to the City of Oakland approved truck route
- Using flaggers and traffic signage to safely manage construction-related traffic
- Installing Site fencing with signage that includes a phone number for more information
- Conducting work in accordance with all guidelines to limit risks associated with COVID-19

For More Information – The CAP, investigation results and additional documents can be viewed over the internet at the State Water Resources Control Board (Water Board) GeoTracker website at:
https://geotracker.waterboards.ca.gov/profile_report?global_id=T10000014070.

For more information about the corrective action process or related documents, how to access the virtual community meeting, or general Site questions, please contact.

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

Tracy Craig, Community Relations Consultant
510-334-4866 (24/7)
tracy@craig-communications.com