



February 11, 2020

## **FACT SHEET ON ENVIRONMENTAL CORRECTIVE ACTIONS**

### **500 Lake Park Apartments**

500 Lake Park Avenue & 491 Cheney Avenue,  
Oakland, California

Site Cleanup Program Case No. RO0003405

GeoTracker Global ID No. T10000013846

**Summary** – This fact sheet has been prepared to inform community members and other interested stakeholders of the status of a proposed environmental investigation at the site of the future 500 Lake Park Apartments, located at 500 Lake Park Avenue and 491 Cheney Avenue in Oakland, California (Site). An affiliate of EAH Inc., the responsible party (RP), recently purchased the Site and is working with Alameda County Department of Environmental Health (ACDEH) to conduct subsurface investigations and implementation of corrective actions at the Site in conjunction with Site redevelopment. This fact sheet contains information regarding the Site background; the planned redevelopment; previous environmental investigations; a proposed sampling investigation of Site soil; corrective actions and other environmental protections during construction; and a *Draft Corrective Action Plan* (CAP), is currently available for public comment.

**Site Background** – The half-acre Site is currently occupied by Vegan Mob, a restaurant located at 500 Lake Park Avenue. The Site is in the Grand Lake Neighborhood, a mixed commercial and residential area, and near Interstate 580, City of Oakland parks (East Shore and Splash Pad) are located adjacent to the Site in northeast tip of Lake Merritt. The Site operated as residential use until approximately 1957 when the former building was demolished, and the current-day restaurant building was constructed along Lake Park Avenue. The northeast portion of the Site, located along Cheney Avenue, contained residential buildings and a church until 1968. Since then this portion of the Site has been used as a parking lot for the restaurant. No industrial activities are known to have occurred on the Site.

Proposed redevelopment plans include construction of a six-story, ~78,000-square foot building on the Site that will include ~3,000 square feet of retail space and parking on the ground floor, open space and parking on the second floor, and 53 residential apartments on the upper four floors. The building will not contain a basement or subterranean parking



*Rendering of proposed 500 Lake Park Apartments building*

**Site Investigation** – Environmental investigations were conducted in 2018 to assess the type and extent of contamination in fill, soil, and groundwater at the Site from historic land uses and aerial deposition from vehicle exhaust from Interstate 580.

Lead has been detected in soil above applicable regulatory agency screening levels for residential land use in the portion of the Site located along Lake Shore Avenue. Diesel and motor oil range total petroleum hydrocarbons (TPH-d and TPH-mo), acetone, and methyl ethyl ketone has also been detected in soil at concentrations that do not exceed applicable regulatory screening levels. TPH-d has been detected in groundwater at concentration below applicable regulatory screening levels.

**Additional Subsurface Investigations** – The RP will be conducting additional subsurface investigations to assess the extent of elevated lead in soil. Soil samples will also be analyzed for asbestos and polychlorinated biphenyls (PCBs), constituents typically associated with building materials and demolition before the 1980s. Sampling results from this subsurface investigation will guide corrective actions to address the elevated lead during Site construction.

**Corrective Action Activities** – Corrective actions and Site redevelopment activities are detailed in the *Draft Corrective Action Plan*, dated January 31, 2020. Activities will include retaining licensed contractors certified in hazardous waste management. Results of the subsurface investigation activities mentioned above will aid in determining if impacted soil will be excavated for disposal at an off-site landfill or capped beneath the proposed building foundation and pavement. If on-site capping of soil is proposed, a land use covenant will be recorded with the property deed to control future contact with Site soil.

### **Environmental Activities Prior to Redevelopment -**

Proposed environmental activities include abatement of existing buildings prior to demolition of Site infrastructure. Materials containing asbestos, lead, and PCBs will be properly abated and disposed of off-site to an appropriately licensed disposal facility. Best management practices will be employed to minimize dust and protect storm water quality. EAH will inspect the Site for evidence of buried heating fuel tanks, often used on residential properties in the early 20th century.

**Community Protection Measures** – Prior to demolition of existing Site buildings and infrastructure, a survey will be conducted, and site features will be abated for lead, asbestos, and polychlorinated biphenyls. Best management practices to ensure the ongoing safety of on-site construction workers and the surrounding community during corrective actions include the following:

- Dust control measures, such as spraying water and surfactants, covering soil with plastic tarps, and stopping work on windy days;
- Performing real-time air monitoring during soil disturbing work;
- Perimeter air monitoring during soil disturbing activities;
- Cleaning truck tires and undercarriages to prevent dust track out;

- Adhering to a City of Oakland truck route;
- Stationing flaggers and installing traffic control notifications to manage area traffic and allow trucks to safely enter and exit the Site.

**Next Steps** – The public is invited to review and comment on the corrective actions proposed in the *Draft CAP*. 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>. The Alameda County Case ID and GeoTracker Global ID numbers for the Site are RO0003405 and T10000013846, respectively.

Please send written comments regarding the proposed corrective actions to **Thomas Fojut** or **Drew York** at the addresses or emails below. All written comments received by **Thursday, March 12, 2020**, will be forwarded to the Responsible Party, and will be considered and responded to prior to a final determination on the proposed corrective actions.

**For More Information** – Individuals that would like more information or have questions are encouraged to call:

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