

COMMUNITY UPDATE

The mission of DTSC is to protect California's people and environment from harmful effects of toxic substances by restoring contaminated resources, enforcing hazardous waste laws, reducing hazardous waste generation, and encouraging the manufacture of chemically safer products.

Response Plan for 301 12th Street Oakland 94607 Available for Review

The Department of Toxic Substances Control (DTSC) invites you to review and comment on the California Land Reuse and Revitalization Act (CLRRRA) Response Plan for the 301 12th Street site (Site). The Site is located at 301 12th Street, Oakland, California 94607, and consists of the city block bounded by Webster, Harrison, 11th and 12th Streets in Oakland (see figure on page 4). The Response Plan describes the proposed cleanup of soil, soil vapor and groundwater at the Site. Following the cleanup, a new building with an underground parking garage is planned for the Site.

DTSC is overseeing the investigation and cleanup at the Site, and encourages your participation.

SITE HISTORY AND BACKGROUND

The 1.37-acre Site was used for car sales and repair from the 1920s until 1994. The Site currently includes two commercial buildings and a parking garage. Since the mid-1990s, the southern half of the building was a public parking garage, while the northern half was used as a school until May 2017. The northern half is vacant and the southern half will be vacated so that the buildings may be demolished and removed. The demolition is separate from DTSC's cleanup activities. The City of Oakland approved construction of a multi-story commercial and residential building with an underground parking garage at the Site.

SOIL AND GROUNDWATER CLEANUP

Soil and groundwater beneath the Site are contaminated with the industrial solvents trichloroethylene (TCE) and, to a much lesser extent, perchloroethylene (PCE); as well as petroleum products (gasoline and diesel). Lead has also been found in soil. TCE and PCE have also been found in "soil vapor" and have potential to enter into the interior of the building by a process called "vapor intrusion."

Public Comment Period



Beginning August 18, 2017
Ending September 18, 2017

DTSC is accepting public comments on a Response Plan for the 301 12th Street, Oakland Site. DTSC will hold a public comment period open from August 18, 2017 until September 18, 2017. Comments must be postmarked or received by September 18, 2017.

Mail comments to:

Harold (Bud) Duke
Department of Toxic Substances
Control
8800 Cal Center Drive
Sacramento, California 95826
Bud.Duke@dtsc.ca.gov

DTSC has scheduled a public meeting to begin at 6:30pm on Tuesday the 5th of September at the following location:

Oakland Asian Cultural Center
388 Ninth Street, Suite 290
Oakland, CA 94607



The Response Plan proposes a plan to clean up these contaminants and protect future occupants at the Site. First, as part of the construction of the underground garage for the new building, much of the contaminated soil will be excavated and hauled away for disposal in an appropriate landfill. An additional 1,250 cubic yards of soil not necessary for the garage construction may be excavated, hauled away and replaced with clean fill as part of the cleanup. (This additional effort will require at most about 115 truck trips for hauling soil away. And fewer than 115 truck trips are needed for bringing in clean fill. The truck routes will be established by the City of Oakland.) Second, the occupants of the future building will be protected from potential vapor intrusion by a vapor barrier and venting system that will be installed while the building is being constructed. At the start of new building operations, the venting system will actively remove and treat soil vapors from the soil. This is called "soil vapor extraction." The venting system may be converted over time to passive operations, based on the results of periodic sampling to be conducted by the developer, if active operations are no longer needed to protect building occupants. Third, the groundwater will be treated in place with a non-toxic compound known as "zero valent iron" (ZVI), which is derived from ground-up cast iron. Once in groundwater, the ZVI creates an environment that destroys TCE and other solvents. The soil vapor and groundwater will be monitored after these steps are taken in order to ensure that the Site is properly cleaned up. Finally, the Response Plan includes a deed restriction to ensure that the soil vapor extraction system is properly operated and that no one tries to pump groundwater in the future.

SAFETY, DUST AND SOLVENT VAPORS CONTROL DURING CLEANUP

DTSC plans the following actions to protect the public and to reduce dust and potential solvent emissions during construction:

- Minimizing the amount of soil exposed to the air during the excavation to the extent possible to reduce the potential release of solvents;
- Monitoring the air for dust and solvents, with requirements to modify work practices or stop work if measured concentrations exceed criteria based on standards detailed in the Response Plan and established by such government agencies as the California Air Resources Board and the Bay Area Air Quality Management District.
- Spraying clean water on work areas, stockpiles and roadways to control dust;
- Covering inactive stockpiled soil with heavy duty plastic sheeting;
- Removing soil and debris from truck trailers, tires and cabs before leaving the excavation area; and
- Securing trucks with sealed covers before leaving the excavation area.

SCHEDULE FOR IMPLEMENTATION

A pilot test of the ZVI groundwater treatment technology is underway and is expected to be completed by September or October of 2017. Demolition of the existing building, under the City of Oakland oversight, is expected to commence in November 2017. After demolition, additional ZVI treatment of the groundwater will be conducted and is expected to take 3 months. After the effectiveness of the ZVI treatment has been confirmed, excavation for the underground parking garage will occur and is expected to take 8 weeks. During this period, equipment for the underground soil vapor venting system will be installed. The vapor barrier will be installed just before laying of the foundation for the garage, which is expected to start in June 2018. Construction of the new building is expected to take 24 months. Prior to occupancy of the new building, all equipment necessary for operation of an active soil vapor extraction system will be installed and monitoring will be conducted to ensure safety of the occupants.



CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

The Site is located within the study area of the Lake Merritt Station Area Plan and was the subject of an Environmental Impact Report (EIR) approved by the City of Oakland under CEQA in 2014. To comply with CEQA, DTSC evaluated the potential impacts on the environment and surrounding community specifically associated with implementing the Response Plan and determined that an Addendum to the 2014 EIR was necessary and appropriate, and adopted the Addendum. This Addendum is available for public review. Instructions for accessing a copy of the Addendum appear below.

WHERE TO FIND MORE INFORMATION

You may review documents on the 301 12th Street cleanup at these locations:

Oakland Public Library
Central Library
125 14th Street
Oakland, California 94612
(510) 238- 3134

Department of Toxic Substances Control
700 Heinz Avenue
Berkeley, California 94710-2721
(510) 540-3800 (please call for an appointment)

Also, you may view documents electronically at DTSC's EnviroStor website: www.envirostor.dtsc.ca.gov/public/. Enter "301 12TH STREET, OAKLAND, CA" in the **MAP LOCATION OF INTEREST** field; click "Search," scroll down the list at the bottom of the page, select "301 12TH STREET FUTURE DEVELOPMENT" and click on the link for the Site. The draft Response Plan can be found in the Community Involvement tab. The response plan is broken into six files to increase loading and viewing speeds..

CONTACT INFORMATION

For more information about the cleanup process or related documents, contact:
Harold (Bud) Duke, DTSC Project Manager, (916) 255-3695, Bud.Duke@dtsc.ca.gov

Alejandro Vivas, DTSC Public Participation Specialist, (510) 540-3911, toll free at (866) 495-5651,
Alejandro.Vivas@dtsc.ca.gov

For media requests, contact:
Russ Edmondson, DTSC Public Information Officer, (916) 323-3372, Russ.Edmondson@dtsc.ca.gov



Figure: Location of the 301 12th Street site in Oakland