Department of Toxic Substances Control

The mission of DTSC is to protect California's people and environment from harmful effects of toxic substances throughtherestoration of contaminated resources,enforcement, regulation and pollution prevention.

State of California

California Environmental Protection Agency

Fact Sheet, March 2012

Phase II Draft Removal Action Workplan for Oakland Unified School District, Downtown Educational Complex Available for Public Review

APhase II draft Removal Action Workplan (RAW) has been prepared for the environmental investigation and cleanup for the Oakland Unified School District (OUSD), Downtown Educational Complex (Site). The portion of the site which will be addressed in the Phase II RAW is located between 3rd Avenue, 4th Avenue, East 10th Street and approximately 75 feet northeast of East 11th Street, and includes the area of the former Yuk Yau Annex and its playground which is located west of the intersection of 3rd Avenue and East 11th Street. Phase II will be completed in two stages (Stage I and Stage II). Stage I will include the western portion of the southeastern area, including the Harper Building, the Auto Shop, the Centro Infantil Annex, a couple of portable units, and the abandon heating oil underground storage tank near the former Yuk Yau Child Development Center areas. Stage II will include the remaining portions of the eastern portion of the southeastern area, including the La Escuelita Elementary School and the former Yuk Yau Child Development Center areas.

The objective of the Phase II RAW is to mitigate potential risk to human health and the environment in the southeastern portion of the site by excavating and disposing of soil impacted with arsenic, lead, organochlorine pesticide (chlordane), volatile organic compounds (VOCs), polynuclear aromatic hydrocarbons (PAHs), and total petroleum hydrocarbon (TPH) compounds soil, soil gas and groundwater.

Site History and Background Information

Based on reviews of historical sources, the portion of the site subject to the Phase II response action located between 3rd Avenue, 4th Avenue, East 10th Street and East 11th Street was occupied by residential properties from as early as 1903 to at least 1959. From 1939 through1965, portions of the site was used as a trade school which changed names several times over the years. OUSD began purchasing portions of the site in 1969 through 1990.

Currently there are two permanent buildings on site: the Willie D. Harper (Harper) Building and the Auto Shop/Centro Infantil Annex. Eleven portable structures, parking

Public Comment Period
March 5, 2012 - April 5, 2012

The public comment period for the Phase II Draft RAW begins March 5, 2012 through April 5, 2012. You may submit comments in writing at any time during the public comment period. Please submit your comments by April 5, 2012 to:

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lots, landscaped areas and playground areas were also located on site prior to the start of Phase I response action activities. The Harper Building includes the Metwest High School, a Technology Learning Center, OUSD educational television station (KDOL), and the OUSD administrative service departments. Other site occupants are the Auto Shop and La Escuelita Elementary School, the Centro Infantil Annex Child Development Center (CDC). The CDC was relocated in the summer 2011 to an off-site location.

All of the portable buildings formerly located in the northwestern portion of the site, including the former Yuk-Yau Annex building have been demolished as part of the Phase I redevelopment. Completion of the new structures in the Phase I area is scheduled for the summer of 2012. At that time La Escuelita Elementary School and KDOL are planned to be relocated to the Phase 1 area, and Metwest High School is planned to be relocated into the current La Escuelita portables. The Auto Shop, Technology Learning Center, and OUSD administrative service departments are also planned to be relocated off-site by summer 2012.

Site Investigations

Historical information suggested the shallow soil contamination in areas throughout the site to be from lead based paint on site structures, the use of arsenical based chemicals (for rodent control), the use of pesticides (for insect control), and soil from unknown sources used as fill material. The petroleum hydrocarbon compounds beneath the southeastern portion of the site were found to have migrated under the site from a former nearby gas station, and the volatile organic compounds in soil gas in the southeastern portion of the site stems from the use of solvents.

Environmental investigations have been conducted at the site to evaluate the presence, source, and extent of contamination. The investigations associated with the Phase II areas are listed below:

- Preliminary Environmental Assessment (PEA-November 2009)
- Supplemental Site Investigation (SSI-November 2009)
- Supplemental Site Investigation (SSI II July 2010)

Based on the information obtained from a PEA, SSI, and SSI II, shallow soil beneath the southeastern portion of the site (i.e., the Phase II development limits) has been affected by arsenic, lead, and chlordane. Deeper soil and groundwater has been affected by petroleum compounds, including PAHs and VOCs at levels that are potentially unsafe for human health. The table below presents each contaminant identified in the Phase II area, the impacted media, the maximum detected concentration, and proposed cleanup levels and/or response action for each contaminant

Contaminants	Impacted Media	Maximum Concentration (mg/kg	Cleanup levels (mg/kg)/ Response Action
Lead	Soil	1,900	80
Arsenic	Soil	53	12
Chloradane	Soil	0.903	0.430
PAHs	Soil	.4375	0.900
TPH diesel (d)	Soil	23,000	100
TPH motor oil (mo)	Soil	9,800	370
TPH gasoline (g)	Soil	2,600	100
TPH C5–C8 aliphatics	Soil Gas	31,000,000 ug/m3	Vapor Barrier & Ventilation System
TPHC9–C12 aliphatics	Soil Gas	1,200,000 ug/m3	Vapor Barrier & Ventilation System
TPHC9–C10 aromatics	Soil Gas	44,000 ug/m3	Vapor Barrier & Ventilation System
Benzene	Soil Gas	120 ug/m3	Vapor Barrier & Ventilation System
Chloroform	Soil Gas	1,000 ug/m3	Vapor Barrier & Ventilation System
PCE	Soil Gas	410 ug/m3	Vapor Barrier & Ventilation System

Phase II Draft Removal Action Workplan

The Phase II draft RAW evaluates cleanup alternatives and identifies the preferred alternative that would prevent or reduce the potential risks to the public health and the environment. All cleanup alternatives were considered and evaluated on the basis of their effectiveness, ability to be implemented and cost, and are available for the public to review in their entirety in the Phase II draft RAW.

The total volume of impacted shallow soil on-site is approximately 3,800 cubic yards. The majority of this shallow soil volume is impacted primarily with lead. Approximately half of the shallow lead impacted soil is commingled with impacts from arsenic, and a small portion of the total volume of shallow impacted soil consists of OCPs impacted soil. The total volume of impacted deeper soil on-site is approximately 4,530 cubic yards. This total volume includes approximately 30 cubic yards of petroleum hydrocarbon impacted soil in the vicinity of the abandoned heating oil UST located near the former Yuk Yau Annex, and approximately 4,500 cubic yards of petroleum hydrocarbon impacted soil near the soil/groundwater interface in the southeastern portion of the site.

DTSC's Cleanup Recommendation

A combination of Alternatives 1 and 3,Soil Excavation and Off-Site Disposal and Vapor Barriers and Sub-Slab Ventilation Systems. Based on the shallow nature of soil impacted with lead, arsenic, and OCPs, and the site redevelopment grading requirements, the alternative of excavation and off-site disposal (Alternative 3) is recommended as the preferred remedial action for:

- Lead, arsenic and OCP impacted shallow soil.
- Soil "hot spots" beneath the Harper Building and/or Auto Shop (if discovered).
- Petroleum impacted soil in the vicinity of the abandoned heating oil UST.

Because of the extent of impacts from VOCs and petroleum hydrocarbons in deeper soil, groundwater and soil gas in the southeastern portion of the site and the uncertainty re-garding the suitability of overburden soil for re-use as backfill material, excavation and offsite disposal (Alternative 3) to remediate deeper impacted soil may be cost prohibitive. Therefore, installation of vapor barriers and sub-slab ventilation systems beneath future buildings and the use of institutional controls (as discussed in Alternative 1) is recommended to mitigate potential health risks associated with the impacts from VOCs and petroleum hydrocarbons in soil, groundwater and soil gas in the southeastern portion of the site.

The recommended alternatives would effectively reduce the threat to human health and the environment, is cost effective, and highly implementable. If the Phase II RAW is approved, approximately 3,800 cubic yards (approximately 320 truckloads) of contaminated near surface soil will be excavated and disposed of at an off-site permitted facility. Following removal of impacted soil, and prior to construction of the building foundations, a vapor barrier and sub-slab ventilation system will be installed within the building footprint of each building constructed. Soil excavation and transportation, and vapor barriers and ventilation systems may take approximately three months to complete. Stage I is expected to begin in September 2012. Stage II is expected to begin in February 2014.

Safety and Dust Control

The following actions will be implemented during the cleanup:

- Installing temporary fencing with windscreens for security and dust control.
- Driving all vehicles at slow speeds while on site.
- Spraying excavation area, stockpiles, and soil loading activities with clean water to control dust.
- Brushing all truck tires leaving the site to remove soil and debris.
- Inspection and securing trucks with covers before they leave the site.
- Monitoring the air at the Site to ensure the amount of dust stays at safe levels.

Truck Route

To minimize potential impacts on the community, trucks will enter and exit the Site from East 10th Street. Departing trucks would leave the Site via East 10th Street, travel southeast and turn southwest on 5th Avenue, then turn

southeast on Embarcadero, merging on to the I-880 South freeway near 10th Avenue, and then on to the appropriate landfill to dispose of the contamination.

California Environmental Quality Act (CEQA)

The construction of the Downtown Educational Complex is categorically exempt from the CEQA process because the site is not changing use, only replacing existing structures, the expansion of student capacity is less than 25 percent and there will be fewer than 10 additional classrooms. However, because there have been environmental impacts detected on site and a removal action will be performed, an Initial Study/Mitigated Negative Declaration (IS/MND) was prepared to describe how the removal action will avoid or mitigate the potential environmental effects to a point where no significant effects would occur and has determined that the proposed project will not have a significant effect on the environment. For additional information regarding CEQA can be found in the repositories below.

Next Steps

If comments are received from the community on the Phase II draft RAW's proposed activities, DTSC will prepare a "Response to Comments" at the completion of the public comment period. Anyone who submits comments will receive a copy of the "Response to Comments." Additionally, a copy will be placed in the information repositories.

Information Repositories

We encourage you to review and comment on the Phase II Draft RAW for OUSD during the public comment period. We also encourage you to review the CEQA as well. The Phase II Draft RAW, CEQA, Draft IS/MND and other Site-related documents are available at the following information repositories:

OUSD Facilities Planning & Management Depart.
955 High Street
Oakland, California 94601
(510) 535-7044 Call for hours

OUSD Administrative Building
1025 2nd Avenue, Room 406
Oakland, California 94606
(510) 879-8535 Call for hours

Oakland Main Library
125 14th Street
Oakland, California 94612
(510) 238-3138 Call for hours

DTSC - Sacramento Office
8800 Cal Center Drive
Sacramento, California 95826
(916) 255-3758 Call for appointment

For More Information About DTSC

If you would like more information about this Site, or if you have questions about the Draft RAW please contact:

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Media:
Charlotte Fadipe, Public Information Officer
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Information regarding the project can also be viewed electronically at: http://www.envirostor. Type the words 'Oakland' in the box titled 'city' and hit the 'get report' key. Choose 'Downtown Education Complex'.

Notice to the Hearing Impaired

TDD users may obtain information by using the California State Relay Service at (888) 877-5378. Please ask to speak with Veronica Lopez-Villaseñor.