



California Regional Water Quality Control Board San Francisco Bay Region



Alan C. Lloyd, Ph.D.
Agency Secretary

1515 Clay Street, Suite 1400, Oakland, California 94612
(510) 622-2300 • Fax (510) 622-2460
<http://www.waterboards.ca.gov/sanfranciscobay>

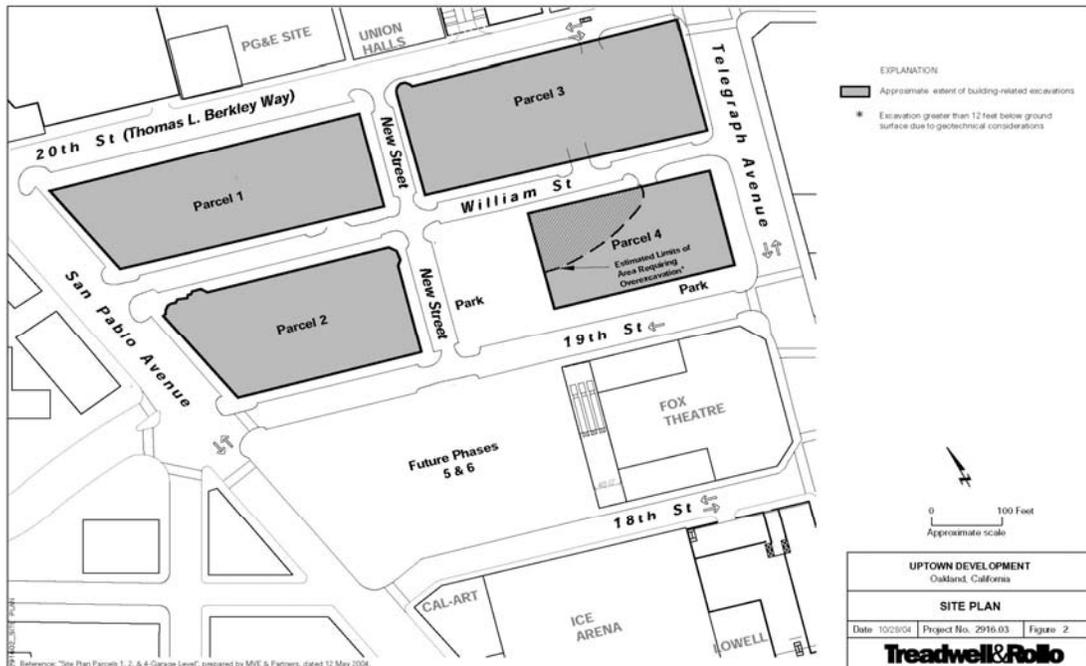
Arnold Schwarzenegger
Governor

FACT SHEET ENVIRONMENTAL CONDITIONS OAKLAND UPTOWN MIXED USE SITE Oakland, California

The City of Oakland Redevelopment Agency and FC Oakland, Inc. have entered into an agreement for the redevelopment of the Oakland Uptown Mixed Use site and have prepared a draft Remedial Action Plan/Risk Management Plan (RAP/RMP) to address contaminants in soil and groundwater. The San Francisco Bay Regional Water Quality Control Board will oversee implementation of the RAP/RMP.

PROJECT BACKGROUND

The Oakland Uptown Mixed Use site is bounded by San Pablo Avenue to the west, Telegraph Avenue to the east, Thomas L. Berkley Way (formerly 20th Street) to the north, and 19th Street to the south. For development purposes, the property has been separated into four parcels (see figure below). The development is scheduled to be completed in two phases, with Parcels 1, 2 and 3 included in the first phase and Parcel 4 in the second phase. The current development plans indicate that each of the parcels will primarily consist of multi-unit residential buildings with some ground-level retail space in Parcels 3 and 4. A 25,000 square-foot public park is planned for the western third of Parcel 4, but will be completed during the first phase of development.



ENVIRONMENTAL CONTAMINANTS

The combination of historical land use information and chemical data from soil, groundwater, and soil gas samples indicates three primary environmental issues:

- Lead and motor oil-range petroleum hydrocarbons are present in soils at multiple locations and depths across the site.



- Petroleum hydrocarbons and associated chemicals from a former service station are present in soil and groundwater at Parcel 4.
- Low levels of chlorinated solvents are present in groundwater, primarily in the western portion of the site, and are likely from unidentified, off-site sources.

Studies conducted in 2004 concluded that petroleum-affected soil and groundwater at Parcel 4, as well as soil with lead and motor oil-range petroleum hydrocarbons at specific areas of Parcels 1 and 3, present a potential risk to future residents if left unmitigated. In addition, the studies determined that chlorinated solvents in groundwater could present a potential risk to human health if affected groundwater were to intrude into the lower level of the future subterranean parking garages.

PROPOSED REMEDIAL ACTIONS AND RISK MANAGEMENT MEASURES

The following remedial actions are proposed to reduce concentrations of lead and petroleum-related chemicals in soil and shallow groundwater to safe levels:

- Removal of near-surface contaminated soils across the site and truck transport of soils for off-site disposal
- Extraction of chemical-affected groundwater and soil vapors at Parcel 4

In addition, risk management measures are proposed to safely manage chemical-affected soil and groundwater encountered during and after construction. These include:

- Storm water pollution and dust controls
- Safe treatment and disposal techniques for construction-phase dewatering
- Waterproofing of subterranean parking levels that extend into groundwater
- Health and Safety Plans for construction workers
- Long-term restrictions on groundwater use

PUBLIC OUTREACH

A public meeting will be held to discuss the RAP/RMP, as well as other aspects of the development on May 7, 2005 between 1:00 P.M. and 3:00 P.M., at the East Bay Community Foundation Center (De Domenico Building, 200 Frank H. Ogawa Plaza, Oakland, CA 94612).

CONTACT INFORMATION

If you have any questions or concerns, please contact one of the following:

Mark Gomez
 Environmental Program Supervisor
 City of Oakland
 Public Works Agency
 Environmental Services Division
 250 Frank H. Ogawa Plaza
 Suite 5301
 Oakland, CA 94612
 (510) 238-7314
mmgomez@oaklandnet.com

Regional Vice President
 Design and Construction
 FC Oakland, Inc.
 785 Market Street
 14th Floor
 San Francisco, CA 94103
 (415) 836-5980
jamesostrom@forestcity.net

California Regional Water Quality
 Control Board
 San Francisco Bay Region
 1515 Clay Street, Suite 1400
 Oakland, California 94612
 (510) 622-2444
jwolfenden@waterboards.ca.gov

James Ostrom

John Wolfenden
 Section Leader