



Department of
Toxic Substances
Control

*Preventing
environmental
damage from
hazardous waste,
and restoring
contaminated
sites for all
Californians.*



State of California



California
Environmental
Protection Agency

Public Involvement, November 2006

The Draft Removal Action Workplan For The Proposed Aspire Charter High School Is Available For Your Review

The Aspire Public School (Aspire) plans to build a new charter high school (Site) located at 1009 66th Avenue, Oakland, California 94621. (See Site map on page 3.). The new school will accommodate 420 students and provide 21 classrooms, including chemistry laboratories, and basketball courts. The new school will be used by the families moving into the new residential development to the north and east of the proposed school Site.

The Department of Toxic Substances Control (DTSC) is a part of the California Environmental Protection Agency. DTSC oversees soil and groundwater investigations at proposed new or expanding school sites, and evaluates sites for potential hazardous materials or contamination that may pose a risk to school children, the staff or faculty. If contamination is found, DTSC oversees the cleanup of the property.

Photo of current structure on the proposed school site



Public Comment Period

We encourage you to review and comment on the draft RAW. DTSC will hold a 30-day public comment period beginning November 13, 2006 and ending on December 12, 2006. All e-mailed comments must be sent to the Department no later than 5 p.m. on December 12, 2006. Mail written comments to:

Mr. Mike Hall, DTSC Project Manager
Department of Toxic Substances Control
8800 Cal Center Drive
Sacramento, California 95826
or e-mail Mhall@dtsc.ca.gov



This fact sheet provides you information about:

- Site History and Background
- Investigation Findings
- Summary of the Draft Removal Action Workplan
- California Environmental Quality Act
- Next Steps for Cleanup

During an investigation of the proposed school property, elevated levels of gasoline, diesel, motor oil, semivolatile organic compounds/polynuclear aromatic hydrocarbons (SVOCs/PAHs), volatile organic compounds (VOCs), arsenic, lead, chrysene, naphthalene, chromium VI, and polychlorinated biphenyls (PCBs) were found in the soil. Aspire submitted a draft Removal Action Workplan (RAW) to DTSC that describes the investigation, contamination found, and proposed cleanup activities at the proposed school Site. The draft RAW is available for your review at the information repositories listed on page 5 of this fact sheet.

Site History and Background

The 2.5-acre Site was previously used for manufacturing and warehousing. From 1948 until 2001, Pacific Electric Motor Company occupied the Site. The company conducted electric motor manufacturing and repair operations at the Site including manufacturing of specialty magnets, power supplies, and components used in repairing and rebuilding of motors, generators, transformers, and specialty magnets. Sometime after 2001, the Bay Area Powder Coatings owned the Site until 2005, and subleased a portion of the property to Landeros Iron Works. Landeros Iron Works currently occupies and operates on the Site and its primary operations are welding and metal structure fabrication. The current structures on the Site will be demolished prior to any removal activities.

Investigation Findings

Site investigations were conducted between July 1997 and January 2006. The chart below lists the chemicals, maximum levels detected, and the DTSC required cleanup level.

| Contaminant of Concern | Maximum Level Detected) | DTSC Clean-up Goal |
|---|-------------------------|--------------------|
| Gasoline | 4,900 ppm | 100 ppm |
| Diesel | 1,200 ppm | 500 ppm |
| Motor Oil | 22,524 ppm | 500 ppm |
| SVOCs/PAHs | | |
| - Benzo(a)pyrene | 110 ppm | 0.05 ppm |
| - Benzo(a)anthracene | 95 ppm | 0.51 ppm |
| - Benzo(k)fluoranthene | 140 ppm | 0.51 ppm |
| Chrysene | 46,152 ppm | 0.51 ppm |
| Naphthalene | 13,279 ppm | 4.06 ppm |
| Benzene (soil) | 36 ppm | 4.96 ppm |
| Arsenic | 140 ppm | 7 ppm |
| Lead | 398 ppm | 255 ppm |
| Chromium VI | 20.08 ppm | 17 ppm |
| PCBs | 69.68 ppm | 0.13 ppm |
| Benzene (groundwater) | 28,496 ppb | 20 ppb |
| ppm – parts per million ppb – parts per billion (see ppm and ppb glossary on page 4) | | |

The gasoline, chrysene, naphthalene, chromium VI, and VOC contamination of soils and groundwater is attributed to leaks from a 2,000-gallon gasoline underground storage tank (UST) that was removed in 1995. Arsenic contamination was found in the fill material used below the foundation of the warehouse. The PCB releases are likely from repair and servicing of transformers and other electrical equipment. Motor oil and diesel residues in shallow soil are likely from surface spills from vehicles. Lead and SVOC contamination are in isolated areas of the floor drains in the manufacturing/office building, most likely caused by leaks in the floor drains.

In addition to the other contaminants, chemicals associated with gasoline, likely from the leaking UST, were found in the groundwater. To insure adequate characterization of groundwater conditions, additional groundwater investigation work will follow this soil removal action and the groundwater contamination will be addressed in a separate draft RAW.

Due to the elevated levels of chemicals found in soil, DTSC required Aspire to submit a draft RAW. The draft RAW identifies options to clean up the site to reduce or eliminate potential exposure to the chemicals by the students or staff who will occupy the school.

Draft Removal Action Workplan

The primary objective of the draft RAW is to provide a technical and operational plan for the proposed removal action to prevent or reduce potential risks to public health and the environment.

The draft RAW summarizes previous investigations and outlines available cleanup alternatives. Cleanup alternatives are screened and evaluated on the basis of their effectiveness, ability to be implemented and cost.

DTSC will review and consider comments received during the 30-day public comment period before making a final decision to approve, modify, or disapprove the selected cleanup alternatives.

Summary of Proposed Draft Removal Action Workplan

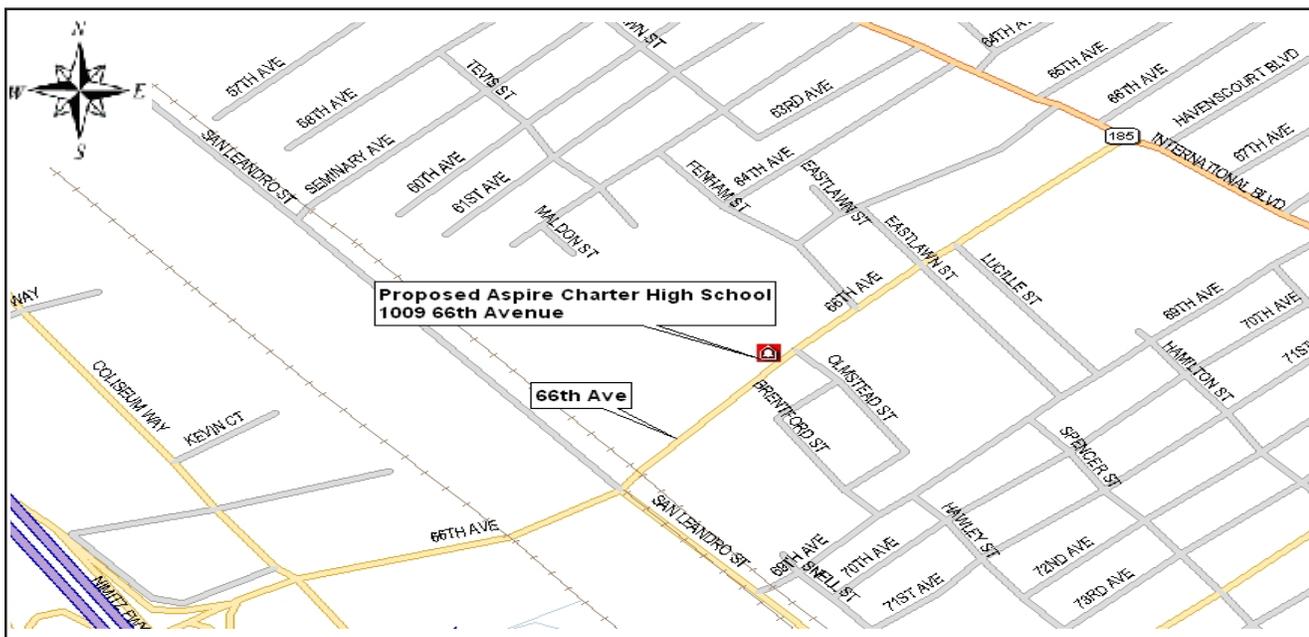
The proposed removal action includes digging out and properly disposing of the approximately 8,200 cubic yards of contaminated soil. The excavation will cover an area approximately 150 feet x 150 feet and in some places will be as deep as 20 feet below the current ground surface. Groundwater is expected to flow into the excavated area. The water will be pumped out, placed in containers and sent off-site for proper treatment and disposal. The excavated areas will be backfilled with clean soil.



Example of an Excavator

If the plan is approved, you can expect to see the following activities at the Site:

- Large equipment, such as excavators and backhoes, will be used to excavate and stockpile approximately 8,200 cubic yards (640 truckloads) of contaminated soil.
- Stockpiled soil will be temporarily placed on heavy plastic sheeting at the Site until loaded onto trucks;
- During Site activities, soil will be lightly sprayed with water from water trucks to reduce or prevent dust; and
- Conduct airborne dust control and air monitoring.



Dust suppression

Dust control measures, including water spraying, will reduce dust during the cleanup activities. Air and dust monitoring will be conducted and work will be stopped and corrective actions taken, if acceptable levels are exceeded. Before leaving the Site, truck tires will be cleaned.

Public Access

The entire Site is secured by fencing so that unauthorized personnel cannot enter the work area.

Glossary

Parts per billion (ppb) - This is roughly equivalent to one drop of ink in an Olympic-sized swimming pool.

Parts per million (ppm) - This is roughly equivalent to one drop of ink in a 150 litre (40 gallon) drum of water.

California Environmental Quality Act - Notice of Exemption

DTSC prepared a draft Notice of Exemption (NOE) for this project as required by the California Environmental Quality Act. The NOE document states that the removal action will not have the potential for significant effects on the environment. The draft NOE is available for public review, along with other supporting documents.

Truck Route

Approximately 640 trucks (15 trucks per day) will transport the contaminated soil to a State-licensed disposal facility. The trucks will be operated by a licensed hazardous waster trucking contractor and will travel Monday through Friday between the hours of 7 a.m. and 5 p.m.

Trucks exiting the Site will:

- Turn right onto 66th Avenue and enter onto Interstate 880 (I-880) traveling north;
- From I-880 to State Highway 238 east, then the trucks will merge onto I-580 heading east to I-5; and
- From I-5, the trucks will travel to the appropriate licensed landfill facility.

Photo of current structure on the proposed school site



For more information

Please contact any of the following individuals with any questions or concerns you may have.

For questions regarding the draft RAW, please contact Mr. Mike Hall, DTSC Project Manager, at (916) 255-6422 or by e-mail to Mhall@dtsc.ca.gov.

For questions regarding the public participation process, please contact Ms. Kim Rhodes, DTSC Public Participation Specialist, at (916) 255-3651 or toll-free (866) 495-5651 or by e-mail to Krhodes1@dtsc.ca.gov.

For questions from the media, please contact Ms. Angela Blanchette, at (510) 540-3732 or by e-mail to Ablanche@dtsc.ca.gov.

Information Repositories

The draft RAW, NOE, and other related documents may be viewed at the following location:

Aspire Public Schools
426 17th Street, Suite 200
Oakland, CA 94612
(510) 251-1660

Oakland Unified School District
955 High Street
Oakland, CA 94601
(510) 879-8385

Oakland Fire Department Station
1016 66th Avenue
Oakland, CA 94621
(510) 238-4043

Department of Toxic Substances Control
8800 Cal Center Drive
Sacramento, California 95826
File Room:
By appointment only (916) 255-3758

Notice to the Hearing Impaired Individuals

TDD users can use the California Relay Service at 1-888-877-5378 and ask to speak with Ms. Kim Rhodes at (916) 255-3651.

You can view the draft RAW on the DTSC website at:

http://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=01390008