



## SITE HISTORY

The Gaines Property is located at 1795 11<sup>th</sup> Street, Oakland, Alameda County, California (See Figure 1). The property is a vacant lot, approximately 5,400 square feet, located near a mix of residential homes and industrial and commercial facilities. The site is currently used as a junkyard for storing vehicles, used tires and some drums. Soil samples taken at the property in November 2001 found high levels of metals in the soil.

The main chemical of concern identified is **lead**. Investigations in the area revealed lead concentrations up to 28,000 **parts per million (ppm)**. Lead is a heavy metal present in small amounts everywhere in the human environment. Exposure to high levels of lead and its compounds can cause kidney and brain damage.

## REMEDIAL GOALS

DTSC evaluated the potential risks to human health and the environment associated with the lead. The evaluation revealed that the lead is at levels considered to be dangerous to human health. Therefore, removal of the contaminated soil from the Gaines Property is needed.

The site specific cleanup goal of 350 ppm for lead is protective of human health and the environment.

## ALTERNATIVES CONSIDERED

In the Draft RAW three cleanup alternatives for the Gaines Property were evaluated:

**Alternative 1 - No Action.** Under this alternative, no remedial actions would be conducted at the Gaines Property. This alternative is a baseline against which other

alternatives are evaluated. Future property use would be restricted.

**Alternative 2 - Soil Excavation with off-site disposal:** Under this alternative, surface debris would be removed and contaminated soils above the cleanup goals would be excavated and disposed of at an approved landfill. Future land use would be unrestricted.

**Alternative 3 – Capping with institutional controls:** Under this alternative, the existing surface debris will be removed from the property and an asphalt cap will be constructed to cover the exposed contaminated soil. Institutional controls, such as deed restrictions that prevent use of the property for residential purposes and require development of soil management/plan health and safety procedures for construction workers, would be placed on the Site to restrict land development to commercial use and minimize exposure.

The alternatives were evaluated based on effectiveness, ease of implementation and cost.

The Draft RAW recommends Alternative 2 because it is most protective of public health and the environment.

## REMOVAL ACTION

The proposed removal action consists of the removal of existing surface debris and excavating about 800 **cubic yards** (40 truck loads) of contaminated soil and replacing it with clean soil. The excavated soil would be loaded into trucks and covered. The trucks would then transport the soil to an appropriate landfill for disposal. After the contaminated soil is removed, samples would be taken to confirm that the cleanup

goal is met. Excavation and loading of soil would be conducted in less than a week.

Dust control measures such as water spray would be implemented as necessary to minimize dust. Once the cleanup goal is met, the Site would be restored to its original state.

All work would be performed in accordance with a site-specific health and safety plan that complies with both state and federal regulations designed to protect the health and safety of onsite workers and the public.

### **CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

DTSC has determined that the proposed cleanup plan is exempt from CEQA, and would have no negative impact on the environment, due to the small volume of soil, the limited area, and the short duration of the removal. Therefore, a proposed Notice of Exemption has been prepared.

### **SENSITIVE RECEPTORS NEAR THE SITE**

DTSC considers schools, daycare centers, hospitals, clinics, senior centers, teen centers, and places of worship to be sensitive receptors. The closest school and childcare facility are approximately 1/3 mile from the Site. The closest place of worship is 1 block from the Site. The closest hospital is 1 mile from the Site.

## **GLOSSARY OF TERMS**

### **CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

A law mandating environmental impact review of governmental actions in California. The Act applies generally to all activities undertaken by state and local agencies, and to private activities financed, regulated, or approved by state and local agencies.

### **CUBIC YARD**

A term of measurement. Approximately twenty cubic yards equals approximately one dump truck load.

### **DEPARTMENT OF TOXIC SUBSTANCES CONTROL (DTSC)**

A department within the California Environmental Protection Agency charged with the responsibility for overseeing the investigation and clean up of hazardous waste sites. DTSC was formerly the California Department of Health Services, Toxic Substances Control.

### **NOTICE OF EXEMPTION (NOE)**

A document prepared in compliance with the California Environmental Quality Act. An NOE is filed when the lead regulatory agency decides that the project falls under the “general rule” exemption. This exemption is applied to activities where it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment.

### **PARTS PER MILLION (ppm)**

A unit of measure commonly used to describe levels or concentrations of chemicals in soil and groundwater. A concentration of 1 ppm is equal to 1 part chemical in 1 million parts of water or soil. Parts per million can also be measured as milligram per kilogram (mg/kg).

### **REMOVAL ACTION WORKPLAN (RAW)**

A workplan prepared or approved by DTSC that is developed to carry out a removal action, in an effective manner, which is protective of public health and safety and the environment. The removal action workplan includes a plan for conducting the removal action, a description of the onsite contamination, the goals to be achieved by the removal action, and any alternative removal options that were considered and rejected and the basis for that rejection.

### **LEAD**

A heavy metal present in small amounts everywhere in the human environment. Lead can get into the body from drinking contaminated water, eating vegetables grown in contaminated soil, or breathing dust when children play or adults work in lead-contaminated areas or eating lead-based paint. It can cause damage to the nervous system or blood cells. Children are at highest risk because their bodies are still developing. Lead and its compounds are listed as a reproductive toxic substance for women and men.

**Anuncio**

Si prefiere hablar con alguien en español acerca de ésta información, favor de llamar a Jacinto Soto, Departamento de Control de Sustancias Tóxicas. El número de teléfono es (510) 540-3842.

**FOR MORE INFORMATION**

If you would like more information about the Site, please call Sarah Stenehjem, Project Manager, at (510) 540-3828 or Rachelle Maricq, Public Participation Specialist, at (510) 540-3910. For media questions, please contact Angela Blanchette at (510) 540-3732.

**INFORMATION REPOSITORIES**

The Draft Removal Action Workplan and proposed CEQA Notice of Exemption, which are part of the Administrative Record for the Site, are available for public review at the following locations:

**Oakland City Library  
West Oakland Branch  
1801 Adeline Street  
Oakland, California 94607  
(510) 238-7352**

**Department of Toxic Substances Control  
File Room  
700 Heinz A venue, Suite 200  
Berkeley, California 94710-2710  
(510) 540-3800 (*Call for Appointment*)**

**The full administrative record is available at the DTSC file room location.**

**Notice to Hearing Impaired Individuals**

TDD users can obtain additional information about the Site by using the California State Relay Service (1-888-877-5378) to reach Rachelle Maricq at (510) 540-3910.

Rachelle Maricq  
Department of Toxic Substances Control  
700 Heinz Avenue  
Berkeley, California 94710-2721