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## **PUBLIC PARTICIPATION PLAN**

Wood Street Zoning District  
Oakland, California

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**Geomatrix**





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## PUBLIC PARTICIPATION PLAN

### Wood Street Zoning District Oakland, California

#### 1.0 INTRODUCTION

The purpose of this Public Participation Plan (PPP) is to present the community relations procedures and describe public information activities for investigation and cleanup activities within the Wood Street Zoning District (the overall "site"), located along Wood Street between 10<sup>th</sup> Street and West Grand Avenue in Oakland California (Figure 1). This PPP has been prepared by Geomatrix Consultants, Inc. (Geomatrix) in collaboration with Envirocom Communications Strategies, on behalf of the current site owners; HFH Central Station Village, LLC.; Central Station Land, LLC; PCL Associates, LLC; and BUILD West Oakland. The PPP is in general accordance with the California Department of Toxic Substances Control *Public Participation Manual* (DTSC, 2001) and the California Regional Water Quality Control Board's *Final Draft Public Participation at Cleanup Sites* (RWQCB, 2005). Site specific public participation activities will be determined as part of the specific remediation plan for each site.

The RWQCB requires that a remediation plan be submitted prior to commencement of remediation work in the Wood Street Zoning District. Because the site has many owners and remediation will be conducted by different parties at different times, the following documents will be submitted to comply with this request: a Soil and Groundwater Management Plan for the entire 29 acre site, and a parcel-specific Remediation Plan for each development or parcel to be cleaned up.

This PPP serves as the primary guideline for public involvement during the remediation of the entire Wood Street Zoning District. The PPP outlines key methods that determine how the public will communicate with project sponsors and regulators regarding the environmental cleanup activities. It provides procedures for accurate and timely distribution of information to interested individuals, citizens, elected officials, local business owners, public interest groups, officials of regulatory agencies and others.

The PPP was created with input from several individuals representing various interests groups within the project area. Through stakeholder interviews, small group meetings and

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conversations, input was received from community members and other interested parties regarding their concerns for the potential clean up and their preferences for public participation activities.

Following this introductory section, the plan is organized as follows: Project Background (Section 2.0), Community Description (Section 3.0), Public Participation Objectives (Section 4.0), Public Involvement Activities (Section 5.0), Schedule of Public Participation Activities (Section 6.0) and References (Section 7.0).

## **2.0 BACKGROUND**

### **2.1 SITE DESCRIPTION**

The site is located in a mixed industrial-commercial area of Oakland. The site occupies approximately 29 acres and is generally bordered by a frontage road and Interstate 880 to the west, Grand Avenue to the north, Wood Street to the east, and 10<sup>th</sup>, 11<sup>th</sup>, and 12<sup>th</sup> Streets along the southern edge (Figure 2). There are fifteen parcels which together make up the Wood Street Zoning District. The site is essentially flat; portions of it are paved with asphalt and concrete and portions are unpaved. The site is currently occupied by trucking facilities and warehousing operations and contains a few structures including several buildings along Pine Street, a warehouse at 14<sup>th</sup> and Wood Street, and the historic 16<sup>th</sup> Street Train Station. The schools in nearest proximity to the site are Saint Martins de Porres and Prescott Elementary School located approximately ¼-mile south-southeast of the site. The closest residences are single-family houses, located along Wood Street and 12<sup>th</sup> Street across from the site. In addition, there are some small businesses, a recycling center, and a City park across the street from the site.

### **2.2 STRATIGRAPHY AND HYDROGEOLOGY**

Documents show that in 1880 the shoreline historically passed through the site; approximately one-third of the site was under water as part of the San Francisco Bay at one time. Fill material consisting of silt, sand, gravel, and debris have been encountered in the top 5 feet of the site (WEST, 2000). Native materials consist of silts and clays (Bay Mud) in the northeastern portion of the site and sand and silty sand (Merrit Sand Formation) in the southwestern portion of the site (Terranext, 1997; WEST, 2000).

Groundwater first occurs between the ground surface and 10 feet below ground surface (bgs). Groundwater flow at the site has been reported as predominantly to the east-northeast, but has

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ranged to the south (WEST, 2000). The San Francisco Bay is to the northwest and the Oakland Outer Harbor is to the southwest.

### 2.3 SITE HISTORY

Portions of the site were historically part of San Francisco Bay. It appears that the site had been filled to its current extent by 1912. The earliest known commercial occupant of the site was the California Door Company which was present as early as 1902 (HLA, 1999) along Wood Street between 14<sup>th</sup> Street and 16<sup>th</sup> Street. Many former industrial and commercial uses have occupied the site throughout the decades. The most prominent uses of the site being railroad operations, canning operations, auto repair and dismantling operations, warehousing, trucking operations, auto repair and vehicle painting, and other industrial and commercial operations. Following the closing of the train station and the subsequent realignment and rebuilding of the Cypress Freeway after the 1989 Loma Prieta earthquake, large portions of the site became and remained vacant. Currently, portions of the site remain vacant and portions are used for warehousing and trucking operations.

### 2.4 ENVIRONMENTAL CONDITIONS

Several soil and groundwater investigations were conducted at the site between 1997 and 2003 to assess the presence and distribution of chemical constituents in soil and groundwater associated with the previous site use(s). The primary chemicals detected in soil at the site are lead, arsenic, petroleum hydrocarbons, and polynuclear aromatic hydrocarbons (PNAs). In contrast, groundwater at the site has not been found to be significantly impacted by the previous activities.

Shallow groundwater underlying the site is not anticipated to be used as a source of drinking water in the foreseeable future. The primary chemicals detected in groundwater in the vicinity of the site include petroleum, hydrocarbons and chlorinated solvents. Direct exposure to groundwater at the Wood Street Zoning District and, hence, the chemicals present in groundwater, is not likely since the groundwater is not used for domestic purposes. In areas where groundwater contains volatile chemicals, the risk to future residents from exposure to indoor air will be evaluated and addressed to the satisfaction of the RWQCB.

On May 21, 2004, the RWQCB approved proposed soil cleanup levels (i.e., remediation standards) that would allow for unrestricted land uses in the Wood Street Zoning District. These remediation standards are based on Environmental Screening Levels (ESLs) for

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residential land use developed by the RWQCB and were selected to address the potential risks associated with redevelopment of the Wood Street Zoning District. Owners of each development area will clean their parcels to a level suitable for the proposed use under the guidelines and oversight of the RWQCB. Each development area that makes up the Wood Street Zoning District contains soils with chemical contaminant concentrations that exceed proposed remediation standards. Removal of soil with concentrations of chemicals exceeding these remediation standards will allow for unrestricted land uses in the Wood Street Zoning District. Alternatively, if exposure to future residents to chemicals in soil is eliminated through engineering controls (i.e., soil is covered with a building or a paved parking lot), the RWQCB may allow for development with a restriction on the deed requiring reevaluation if further development or a change in use is ever proposed.

Prior to any environmental remediation work beginning, a Soil and Groundwater Management plan must be submitted to the RWQCB. The Soil and Groundwater Management Plan provides soil and groundwater handling procedures to be applied at all development areas during remediation work. As part of the PPP, this plan will be available to all contractors, field supervisors, and future parcel owners and is intended to provide guidelines for routine procedures that should be conducted during soil and groundwater remediation at the site. In addition, prior to commencing remedial work at each parcel, a parcel-specific remediation plan and associated public notification will be submitted to the RWQCB for approval. Each remediation plan will include soil and groundwater analytical results for the parcel, specific proposed remediation measures, methods to document the completion of remediation, and parcel-specific public notification activities.

### **3.0 COMMUNITY DESCRIPTION**

#### **3.1 COMMUNITY PROFILE**

The project site is in a part of the City of Oakland that is designated as West Oakland. Demographic data for the City of Oakland and the site vicinity (West Oakland) was obtained from the US Census Bureau website (US Census, 2000). West Oakland is defined as Census Tracts 4014, 4015, 4016, 4017 (block groups 1 and 2 only), 4018, 4019 (block group 1 only), 4021, 4022, 4023, 4024, 4025, 4026, and 4027 (Figure 3) and is roughly bounded by Interstate 880 to the west, Interstate 580 to the north, Interstate 980 and Martin Luther King, Jr. Way to the east, and I-880 to the south.

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West Oakland is a historically rich and significant neighborhood in Oakland and is one of the oldest neighborhoods in the City. The project site is of historical significance because of some of the structures on the project site, such as the 16<sup>th</sup> Street Train Station, because of the cultural historical significance of the neighborhood to the people of West Oakland. From the early populations of the Ohlone Indians, followed by California's early Spanish and Mexican settlers, to the arrival of the European immigrants and then the settling of record numbers of African Americans as part of the great migrations in the mid-century, West Oakland has been "home" to many and a rich cultural Mecca.

The African American population in West Oakland grew with employment opportunities associated with the railroad and the shipyards. Currently, West Oakland is known to be a predominantly African American community, although recent Census data shows a trend of additional racial and ethnic groups moving into the community, including Hispanics, Asians, and Caucasians. Many still recognize West Oakland as home to traditionally under-represented ethnic groups. However, because of the neighborhood's proximity to San Francisco and its relatively affordable housing stock compared to other Bay Area neighborhoods, there is a growing trend of development bringing even more of a demographic change. This may result in a demographic shift in the community in future years that many current residents feel will change the character of West Oakland. While there are many middle-class residents and property owners in the West Oakland neighborhood, the median income for the area is, on the whole, much lower than greater Oakland. Therefore, given the racial composition and the lower incomes of the area, Environmental Justice issues often surface with development projects in the community.

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The table below summarizes the current community profile of Oakland and West Oakland.

**TABLE 1**

**PROFILE OF GENERAL DEMOGRAPHIC CHARACTERISTICS: 2000**  
Oakland, California

| Subject                              | City of Oakland | West Oakland |
|--------------------------------------|-----------------|--------------|
| Total Population                     | 399,484         | 24,353       |
| Median Age (years)                   | 33.3            | 29.8         |
| Race (percentage)                    |                 |              |
| White                                | 31.3            | 10.8         |
| Black or African American            | 35.7            | 64.7         |
| Latino or Hispanic (of any race)     | 21.9            | 15.4         |
| American Indian or Alaska Native     | 0.7             | 0.7          |
| Asian                                | 15.2            | 9.4          |
| Native Hawaiian or Pacific Islander  | 0.5             | 0.2          |
| Some Other Race                      | 11.7            | 9.3          |
| Two or More Races                    | 5.0             | 4.8          |
| Total Households                     | 150,790         | 8,392        |
| Average Household Size               | 2.65            | 2.90         |
|                                      |                 |              |
| Median Household Income (dollars)    | 40,055          | 24,964       |
| Percent Families Below Poverty Level | 16.2            | 40 *         |

Source: US Bureau of the Census, Census 2000. (\* from Urban Strategies Council)

**3.2 COMMUNITY INVOLVEMENT, CONCERNS, AND ISSUES**

In preparation for creating this PPP, approximately 35 community members and other interested parties were contacted to participate in stakeholder group interviews, individual telephone interviews, and / or meet with the community facilitator. A list of parties contacted is provided as Appendix A. Approximately 20 people were interviewed through one of the aforementioned methods as part of the process to receive community inputs regarding community concerns and issues. These interviews were conducted between the period of August 8 and September 15, 2005.



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The stakeholders interviewed included community members, civic leaders, special interest groups, business representatives and others to help to define the outreach and information methods to be employed in the PPP.

Stakeholder interviews and individual conversations serve as just the starting point in assisting the community. In addition to the meetings specific to the PPP, stakeholders also received a Fact Sheet via a mass mailing explaining the public participation process for site remediation. The Fact Sheet also served to inform the public that the PPP was being created and the remediation work would begin soon.

The individuals interviewed for this PPP have followed the project developments in the Wood Street Zoning District from the beginning and have remained active through the environmental review process and the City of Oakland planning and entitlement process. All have a level of familiarity with the overall project, although many were unfamiliar with the environmental cleanup requirements and process.

The people interviewed in person or by telephone were provided with descriptions of the proposed project and explanations of the parcel(s) and site ownership, the goal of the PPP, and how the PPP fits in with the overall remediation plan. Some interviewees are long-time West Oakland residents, while others work in the community or have just moved to West Oakland in the past decade.

As people were contacted, some made it very clear that their interest was more specific to other areas (e.g affordable housing, jobs and labor force, contracting opportunities, real estate availability, and the future uses of the Train Station) and that they did not have much concern regarding the environmental factors. The interviews with these four or five individuals were limited in regard to input on the PPP. Their concerns were duly noted, however, they are only reported in the context of the environmental clean up work.

### 3.2.1 Summary Of Concerns

The following is a summary of the key areas of concerns and the key issues raised through the stakeholder interviews, phone calls, and attendance at two meetings with community-based organizations.

Foremost in the minds of those interviewed was the need for *open, clear, and timely communication* with the community regarding the cleanup. Given West Oakland's history with

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developers, regulators, state agencies and others who have developed projects in the community, there is a need to ensure credibility and trust. One way to do so is through an effective communication process which this plan attempts to address.

Second to the need for *clear communication* is an *open oversight and review process*. There is concern, if not fear, that the cleanup will not be done thoroughly and meet the prescribed and declared standards. Following those two concerns, are the more practical concerns such as how the work will be done, standards for removal and mitigation, regulatory oversight and monitoring, schedule, community enhancements, and appearance of the final product.

*Conducting the Clean up* -- There is a concern regarding potential exposures through the clean up activities and a preoccupation about the impacts on the nearby residents should there be a release or emissions once the soil is disturbed and exposed to air.

One resident wanted to know what the overlay of the site plan showing the contaminants would be if placed on top of the proposed developments. Would open space or public spaces lie on top of the most contaminated areas? Another concern was raised about the developers' responsibility to clean up the entire area. For example, if in their investigation and work, they discovered an unknown plume, would they then work to remove the entire plume, even if it is moving away from their property?

Concerns were raised regarding the overall plan for the property. There needs to be mitigation measures to protect against dust, noise, and traffic impacts. Both members of the business community and residential community shared concerns regarding truck traffic and routes and even provided suggestions for alternate routes --- away from the community. Also, they wanted to make sure that procedures were followed for the proper handling, storage and transport of the contaminants; including making sure that the trucks are tied or covered and the material is not tracked through city streets.

*Cleanliness Standards* -- Residents, community leaders, and elected officials repeatedly raised concerns about the levels to which the land would be cleaned. If the land is in some cases cleaned to the highest possible standard and in other cases to a secondary level (a restricted use level), how will that differentiation be made clear? There were many questions and concerns in the realm of "how clean is clean?" If the parcel is cleaned to a level for a "second tier" use, then what is that level and how is it different than the level for the unrestricted use. There were

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concerns and questions about migration of pollutants and contaminants when exposed to air through tree wells and landscaping, versus covered with asphalt.

There is a common position that if the land is to be cleaned to the highest level in one area, then it should be cleaned to the highest level in another area. There should be a bench mark for cleanliness that everyone must adhere to. Additionally, community members stated that the cleanup standards should be protective of the most sensitive receptors (i.e., children, older adults, and those with weakened immune systems).

Specific activities should be conducted to address the concerns of and educate the community regarding remediation and mitigation measures that are going to be implemented at the site. The community expressed a desire to understand the impact of specific mitigation measures on the community, the benefit specific measures provide, and what environmental impacts will remain after remediation or mitigation has been completed.

Oversight and Review Protocols -- The RWQCB is charged with the oversight of the cleanup efforts. A few people expressed the need for clear points of check-in in a review process between the RWQCB and community leaders. The community members want the RWQCB to ensure that the developers actually clean up to the unrestricted use standards. They want to ensure that there are steps in place for reporting the work and that it is an open process.

The PPP should remain a “living” document that will be updated if public participation activities or procedures are warranted or it found that current procedures are not effective.

Every person interviewed expressed some level of distrust for the process and all wanted some way of monitoring the clean up or lending a level of third party review of the process. It was suggested that a group be established to review the approach and findings. In meeting with community representatives, it was suggested that a traditional Community Advisory Committee would not be effective to monitor the remediation process, but that such a committee would be beneficial to engage and educate the community. It was expressed that the most effective person to monitor and evaluate the remediation would be through an independent, third-party, technical consultant. Key community members could be involved in the selection of the consultant.

People recognized that the developers and property owners want to move forward with their project and that it is in the property owners’ best interest to do so, but at the same time, they

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shared concerns that the property owners would then rush through the cleanup process. Another suggestion was that instead of a committee, there would be an independent “third eye” to review the process. It was also shared that there should be a team that visits the sites. The team would be made up of some community representatives that the RWQCB could train. This would help to build accountability.

It was suggested that perhaps incentives / disincentives should be put in place to ensure the cleanup is done correctly.

Community involvement / Community Outreach – From the question about what the developer, community, or regulatory agency could do to make the cleanup a better process, there were ideas shared about making sure that community leaders are involved inclusively in the process. For a couple of participants, including those representing the Environmental Justice community, this involvement should be reflected in the planning of the community outreach.

In addition, it was suggested that professionals such as toxicologists, planners, and others be present at community meetings who are capable of answering detailed questions regarding RWQCB policies and procedures; public participation; cleanup standards and implementation options; contamination of the site(s); and toxicological implications of the contamination, remediation standards and cleanup implementation plan.

In addition to the typical public information materials, such as fact sheets and post cards, concern was raised that there would be someone available, especially once the works is started, who can respond quickly and answer site-specific questions. It was suggested that every remediation (site-specific cleanup) will include a well-publicized and publicly-posted telephone number, answered by a person with authority to correct problems and answer questions.

For better communication among local community members, the following were suggested: modeling the outreach effort after the Get Out The Vote (GOTV) group or local Hip-Hop groups; posting notices around town; working with the schools and the churches, as well as established environmental and community groups; and holding open forums, workshops and public meetings in the neighborhood.

Confirmation / Monitoring and Quality Assurance--Many in the community members expressed concerns that real standards of cleanup be stated and adhered to. A community member stated that she would feel better if there was a system of checks and balances in place

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and perhaps some sanctions on developers if the work was not done correctly. Another shared an idea for the need of checks and balances to make sure that the land was cleaned properly.

A lot of emphasis was placed on the residents and community members knowing what was going on and receiving information about the cleanup and the contaminants; however, an opinion was shared that the workers – people driving the trucks and others working on the project – also needed to be informed about the contaminants and exposures. They should receive notices and updates as well. In addition, they should receive periodic health monitoring and check-ups.

*Education and Information Activities* --Empowerment is important to this community. That being said, it is important to many of the community members participating in the interviews that when the project is completed, the community is in a better standing than it was before the project started.

It was suggested that training programs be offered for the workers as well as for others in the community to let them learn more about the environmental process. Monitors and people from the community should be educated through workshops and forums to learn more about cleanup. Such forums would be most useful if they were specific to a particular parcel and the remediation being proposed to address the types of contaminants at that parcel. In addition there is a desire for the local community to be involved in the cleanup activities. The community showed an interest in using this project, the consultants, community committee, developers, and regulators to begin the process of teaching interested community members the issues and principals associated with environmental assessment and remediation.

It was suggested that there be an ongoing process to train and educated people in the community regarding environmental impacts and mitigation measures.

*Community and Cultural Assets* -- From this project, some believed that there may develop an opportunity to showcase a segment of West Oakland history, similar to the work that was done with the Cypress Freeway. If there is an exhibit that comes from the excavations and the project, they would like to see it a part of the project. The Cypress related exhibits are in San Jose or otherwise out of the local area.

It was recommended that the project team get involved in local community organizations that benefit the community, such as the Asthma Center, or work with the Children's Hospital

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**Objective 2: Provide Opportunities for Informed Public Input**

Provide opportunities throughout the remediation planning process for members of the public to voice their concerns and opinions on parcel-specific issues and proposed site activities.

Specific actions include:

- Hold a 30-day public comment period on proposed remediation plans;
- Hold a public education forum regarding the technicalities and specifics for the environmental characteristics and cleanup of the project site;
- Conduct briefings for local groups;
- Provide the names and numbers of persons to contact with site comments and questions;
- Update and maintain local information repositories;
- Update the PPP as necessary to respond to changing public participation needs.

**Objective 3: Monitor Community Concerns and Respond to Concerns in a Timely Manner**

Monitor and respond in a timely fashion to community concerns, questions, and requests throughout the site investigation and remediation process. Communicate information about the community's site-specific concerns and preferred cleanup alternatives accurately and in a timely manner, to the involved regulatory agencies. Specific actions include:

- Prepare and distribute informational flyers, notices, and / or bulletins to address issues raised by community members;
- Distribute and post any meeting notes or reminders;
- Provide community members and interested parties with the names and numbers of persons to contact with site comments and questions;
- Update the PPP as necessary to respond to changing public participation needs;
- Provide a means to receive concerns and questions such as a hotline or web-based communications tool;
- Schedule periodic update meetings either independently or through an established neighborhood group(s).

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**Objective 4: Facilitate Working Relationships among the Parties Involved in the Site Remediation Process**

Take steps to facilitate the community's working relationship with the City of Oakland, the RWQCB, and the site owners. Specific actions include:

- Provide a community contact person for each of the individual project sites. Provide a phone number or other access information for such person, especially to those directly impacted by the project (nearest neighbors);
- Prepare and distribute notifications, updated information, fact sheets, and newsletters regarding project developments in a timely manner;
- Create and implement a community monitoring process or committee;
- Make the PPP available for review;
- Confirm that all relevant documents are at the information repositories;
- Create a user-friendly interactive project website;
- Respond to request for public records and documents in 7 working days.

**5.0 PUBLIC INVOLVEMENT ACTIVITIES**

The public involvement items and activities described below are designed to meet the objectives identified in Section 4.0. While all activities are recommended, depending on the site development, it may be necessary to do one activity and not another, or supplement the activities at a particular site. The activities will be conducted under the auspices of the RWQCB.

**5.1 CONTACT PERSON**

The following contact information will be provided on all fact sheets and notices distributed to the public. The RWQCB serves as the lead agency for the cleanup of the Wood Street Zoning District. Throughout the investigation and cleanup of the site, the RWQCB representative can be contacted by members of the public who have questions or concerns.

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In addition, during the remediation of each site, the developers will provide the community with a staffed telephone number. The telephone number will be provided on all public notification information (e.g., fact sheets, work notices) regarding that specific project and will be posted at the job site.

### **5.2 INFORMATION REPOSITORIES**

Fact sheets, technical summaries, site reports, and this PPP will be placed in public information repositories that will be maintained throughout the remedial action process at the site. An index will be available with each collection of materials to facilitate identification of the various reports and products. Site-specific information will be added to the repositories as information is received. Members of the public may obtain copies of the various materials on file in the repositories by contacting the RWQCB. Project Developers, Consultants and RWQCB will respond to requests for copies of documents and other related information requests within seven business days. Public information repositories will be established at the following locations:

California Regional Water Quality Control Board, San Francisco Bay Region  
1515 Clay Street, #1400  
Oakland, California 94612  
Melinda Wong  
(510) 622-2430

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

### **5.3 PROJECT MAILING LIST**

An initial community mailing list has been compiled by site owners. Fact sheets and public notices will provide information about how individuals can be included on the project mailing list. The list includes the following:

- Representatives of the City of Oakland and the County of Alameda;
- State and Federal agency representatives;
- Local, state, and federal officials;
- Representatives of community groups;



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- Principals of schools near the site; and
- Local business owners and residents.

#### **5.4 BRIEFINGS OF PUBLIC OFFICIALS**

Briefings to Oakland City Council members and Planning Commission will be conducted as needed or requested to inform these individuals about the status and schedule of the investigation and remediation activities. Briefings may be conducted in person or by telephone.

#### **5.5 PUBLIC COMMENT ON DRAFT REMEDIAL PLANS**

It is anticipated that five or six or more parcel-specific remediation plans will be prepared as each developer moves forward. A 30-day public comment period will be held for each of the parcel-specific remediation plans to allow the community to express their opinions on the preferred alternative for remedial action at each parcel.

#### **5.6 COMMUNITY ADVISORY COMMITTEE**

Developers, working with RWQCB staff, interested neighbors, and community groups, will establish a community advisory committee ("CAC"). Neighbors and community groups will self-select their representatives to serve on the CAC and will meet regularly (likely, every other month). Developer representatives, their consultants and remediation contractors will be available to attend meetings at the request of the CAC. One or more representatives of the RWQCB and the City of Oakland will be invited to attend the meetings. The purpose of the meetings will be to provide neighbors and groups a regular forum to express concerns, make recommendations, or ask questions of the RWQCB and those drafting cleanup documents and supervising remediation work. The CAC will be advisory only, but its questions, requests and comments will be understood to carry the weight of community consensus. All reports and studies submitted to the RWQCB or other regulatory or supervisory agencies will be simultaneously provided to CAC members who have attended recent meetings or requested such documents. Such documents will include all soil and/or groundwater remediation documents, any proposed change in remediation plan, and any air monitoring data, or reports. Comments from the CAC or CAC members regarding plans, reports, and studies requiring approval by public agencies will be made within the established public comment period.

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Additionally, if the CAC chooses to hire an independent third-party consultant to review remediation documents, the Developers and their professional consultants will make all relevant documents available to them and will be available to meet and discuss their concerns.

### **5.7 PUBLIC MEETINGS / COMMUNITY FORUMS**

A public meeting will be held after this PPP has been approved and after each parcel-specific remediation plan has been submitted. Public meetings will be held during each 30-day public comment period to provide an opportunity for the RWQCB to answer questions directly and to discuss the recommended remedial alternative as well as other alternatives evaluated by the RWQCB. Proposed meeting dates and locations will be announced when each parcel-specific remediation plan is submitted to the RWQCB. Translation services will be provided at public meetings based on community need and request.

In addition to the prescribe meetings during public comment periods, the project developer(s) may engage in additional community forums and meetings.

### **5.8 PUBLIC INFORMATION DISTRIBUTION**

Public information materials may consist of a traditional array of newsletters, fact sheets, bulletins, and post cards. In addition, property owners may use the services of list serves, email, and other services to keep the public informed and updated on the project. Some of these are described in more detail below.

#### **5.8.1 Work (Construction) Notices**

Prior to the commencement of any activity that could generate nuisances, such as noise, dust, or additional truck traffic in the vicinity of the site, notices will be distributed to individuals living and working near the site. These notices will be distributed a minimum of 7 to 10 days prior to commencement of work. These notices will include information about planned work activities. These notices may be combined with other notices and newsletters to announce the start of work.

#### **5.8.2 Fact Sheets**

Fact sheets are informational flyers written in non-technical language to inform the community of key issues about the site cleanup, explain the findings, and discuss the schedule and opportunities for public input. Fact sheets will be issued at significant times during the course of the cleanup and will be mailed to everyone on the mailing list, and those properties within

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the project area. Materials will be translated to Spanish, Mandarin or Vietnamese based on community need and request. Published fact sheets and public meeting notices will provide a contact number to call should Spanish translation be needed. Fact sheets may include the following information, when appropriate, depending on the timing and status of the project:

- Site history and map;
- Regulatory agency actions and status of regulatory program;
- Description of issues;
- Schedule of activities;
- Process for public involvement;
- Location of information repositories;
- Name, address, and phone number of contact person;
- Summary of site investigation;
- Summary of feasibility study and selected remedy, if needed;
- Summary of public participation activities;
- Description of cleanup alternatives, if needed.

### **5.8.3 Project Bulletin Board**

A bulletin board will be established at a central point in the Wood Street Zoning District on which will be posted all meeting notices, listings of documents available, summaries of monitoring reports, contact phone numbers, and other information.

## **6.0 SCHEDULE OF PUBLIC PARTICIPATION ACTIVITIES**

Public participation activities will commence with the approval of this PPP. Subsequent to the approval of the plan, a public meeting will be held to inform the community of the plan. After that point, public participation activities will occur as necessary depending upon the work of the project site owners.

All public meetings will be duly noticed and all public information materials distributed per the conditions set in this plan.

Version 1

## 7.0 REFERENCES

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RWQCB, 2005, Final Draft Public Participation at Cleanup Sites, April.

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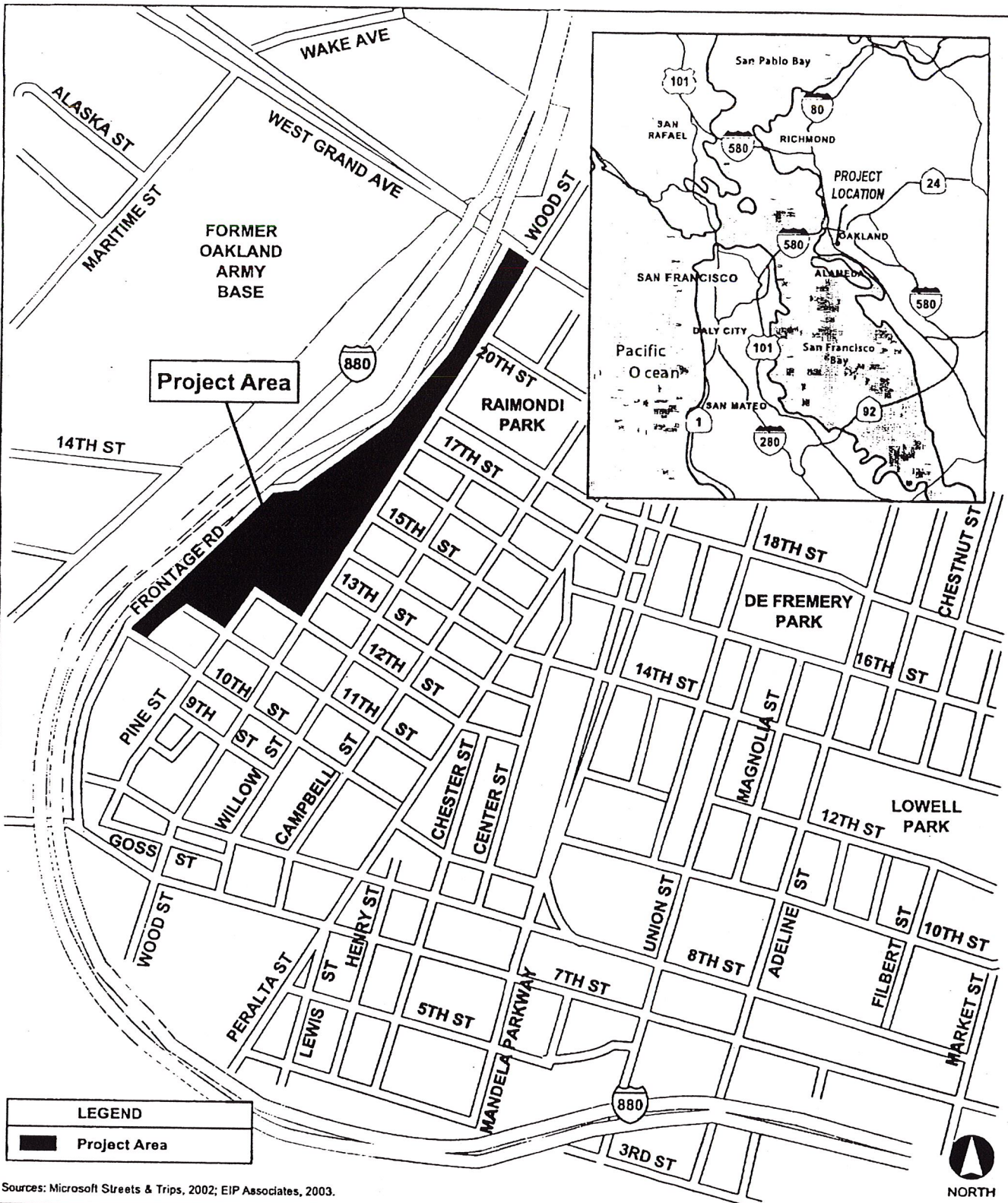
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# FIGURES

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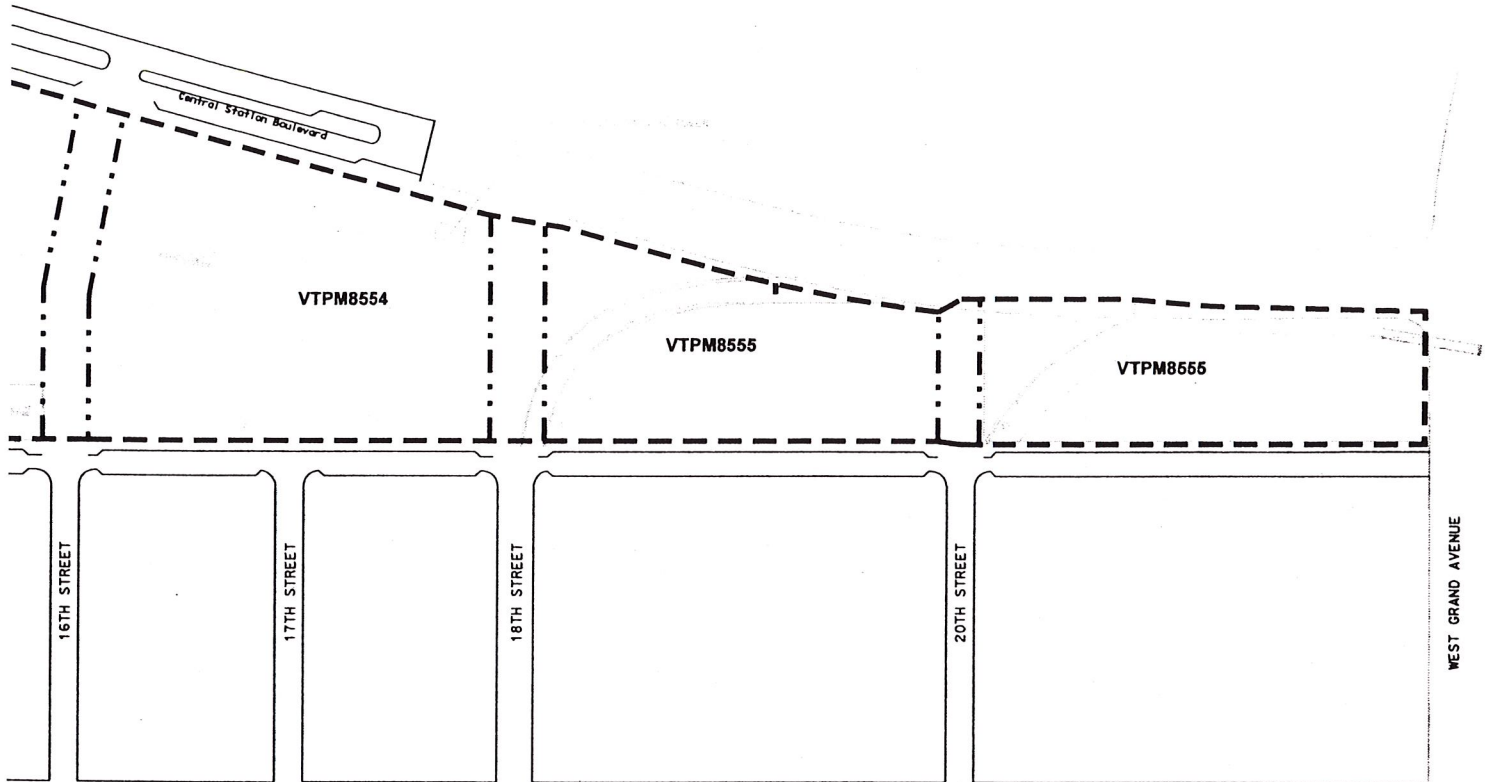
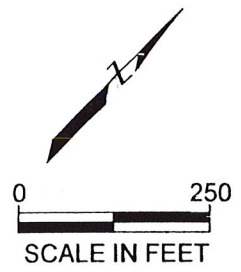
Sources: Microsoft Streets & Trips, 2002; EIP Associates, 2003.

**EIP**  
 ASSOCIATES  
 FIGURE 2-1  
 Project Location


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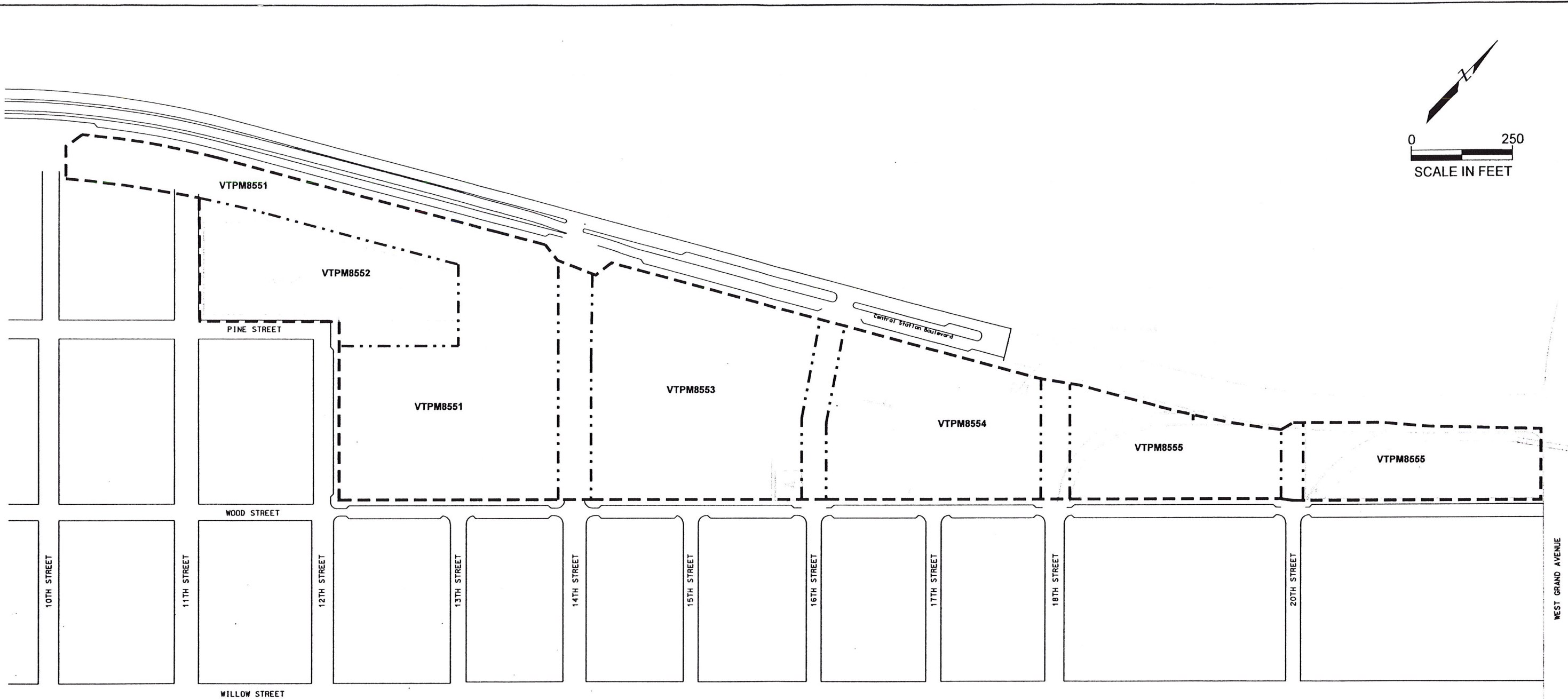
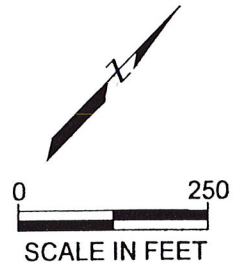
Wood Street Project Draft EIR

Figure 1 Site Location Map



Y  
CEL MAP

|  |                                 |                            |
|--|---------------------------------|----------------------------|
| <p>SITE PLAN<br/>Wood Street Project<br/>Oakland, California</p>   |                                 |                            |
| <br><b>GEOMATRIX</b> | <p>Project No.<br/>8371.001</p> | <p>Figure<br/><b>2</b></p> |



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- EXPLANATION**
- SITE BOUNDARY
  - · - · - INTERNAL MAP BOUNDARY
  - VTPM VESTING TENTATIVE PARCEL MAP

|   |                         |                    |
|---|-------------------------|--------------------|
| <b>SITE PLAN</b><br>Wood Street Project<br>Oakland, California  |                         |                    |
| <br><b>GEOMATRIX</b> | Project No.<br>8371.001 | Figure<br><b>2</b> |



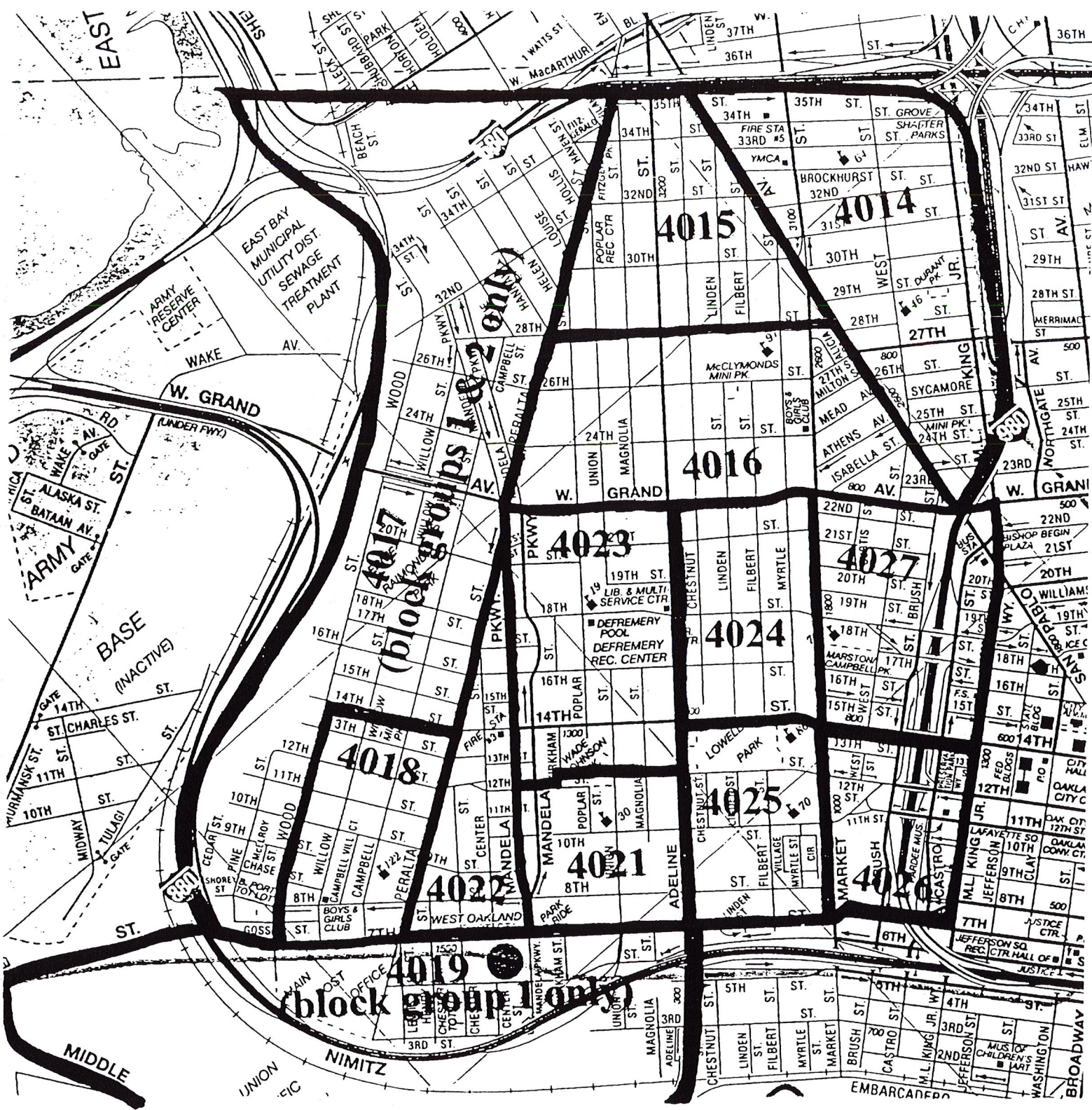


Figure 3 West Oakland Census Tracts



## **APPENDIX A**

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### **Individuals/Organizations Contacted for Interviews**

**APPENDIX A****Individuals/Organizations  
Contacted for Interviews**

The following is a list of individuals and organizational representatives who were invited to participate in the Stakeholder interviews, telephone interviews and additional meetings in preparation of the Public Participation Plan. Those with an asterisk participated in the interviews or group meetings..

1. Valerie Allums, West Oakland Asthma Coalition \*
2. Ayende, Jubilee West
3. Bruce Beasely, Resident
4. Brian Beveridge, West Oakland Environmental Indicators Project\*
5. Laura Bice, Office of County Supervisor Keith Carson\*
6. Rodney Brooks, Office of County Supervisor Keith Carson\*
7. Amanda Stevenson Brown, Office of Council member Nancy Nadel\*
8. Washington Burns, Ph.D., Joseph Prescott Center
9. George Burt, West Oakland Commerce Association\*
10. Alona Clifton, Elected Official, Peralta Community College District
11. Sharon Cornu, AFL-CIO, Central Labor Council
12. Marcel Diallo, Lower Bottoms resident
13. Allen Edson, Resident, West Oakland Environmental Indicators Project\*
14. Juliet Ellis, Urban Habitat
15. Lila Hussain, Urban Habitat\*
16. Margaret Gordon, Resident, West Oakland Environmental Indicators Project\*
17. Jabari Herbert, Resident, Alliance for West Oakland Development\*
18. Jumoke Hinton Hodge, Resident, 7<sup>th</sup> Street McClymonds Leadership Engagement Initiative\*
19. Greg Hodge, Elected Official, Oakland Unified School Board
20. Norman Hooks, West Oakland Commerce Association\*
21. Rev. Bryan Hunter, Pastor, Mt. Zion Baptist Church
22. Nancy Nadel, Elected Official, City of Oakland City Council\*
23. Monsa Nitoto, Citizens for West Oakland's Revitalization\*
24. Ron Mohammed
25. Meena Palaniappan, West Oakland Environmental Indicators Project\*
26. Ellen Wyrick Parkinson, Resident, Oak Center\*
27. Stefanie Parrott, Resident, WOPAC
28. Janet Patterson, Resident, Courtyard at Acorn Residents
29. Steven Pitts, Ph.D., UC Berkeley Center for Labor Research and Education\*
30. Marilyn Reynolds, Resident \*
31. Tim Thomas, East Bay Habitat, West Oakland Environmental Indicators Project\*
32. Bob Tuck, West Oakland Commerce Association
33. Junious Williams, Urban Strategies Council