

Dear neighbors,

We are pleased to provide an update on our San Carlos efforts.

Alexandria has been pleased to participate in the City's Eastside Vision Study, and we look forward to working with the community to support this vision.

Our most recent site activities include:

- Phase 1 (825-835 Industrial Rd). Our two newly completed buildings are 100% leased primarily to life science companies. The project is organized around an exterior courtyard offering activities such as bocce ball, a life size chess set, and many places for seating, gathering and relaxation all of which is open to the public during regular business hours and daytime hours on the weekend. The courtyard is also home to an outdoor bar facility which will be open to the public in the next few weeks.
- Phase 2 (Former Kelly Moore and L3 site). Alexandria has submitted an application for a development project. The application is under review by the City. A full EIR is also underway for the project.
- Upon closure of all Kelly Moore activities and in order to properly secure and manage the site while we are still in the project review process, we secured a demolition permit to allow for removal of the unused buildings and pavement is underway. This will allow for us to continue the site remediation and to manage the stormwater to remain onsite through soil infiltration as opposed to the water runoff from building roofs onto pavement into to the stormwater drain system. Details of the work underway include:

1. Removal of all buildings on the Kelly Moore site, above ground tanks and piping, as well as the removal of underground storage tanks.



2. Removal of 20,000 tons of asphalt and concrete pavement, which has been crushed for reused onsite in order to create a level site.



3. Installation of a filtered dewatering system, so that soil is prevented from leaving the site during a Bay tidal-water table rise or in a rain event.



4. Demolition protection activities:

To protect the site and surrounding neighborhood during demolition, a Soil and Groundwater Management Plan (SMP) has been implemented to ensure proper handling & disposal of excavated and removed soil.

A Stormwater pollution prevention plan (SWPPP) has also been developed using State EPA guidelines & County requirements to prevent storm water runoff from leaving the site to adjacent streets or to Pulgas Creek.

Sample storm drain management practice: Keep sediment out of outdoor storm drains.



DRAIN INLET #5

- **Soil & groundwater investigation:**

We have been actively working with the San Francisco Regional Water Quality Control Board (SFRWQCB) – the regulatory overseeing entity - to address residual contamination present in soil and groundwater beneath the site. A quarterly groundwater monitoring program has been in place since 2020.

Extensive soil & groundwater investigation and evaluation has been conducted during the facility closure process and through the building's demolition process. Evaluation has included the collection and analysis of hundreds of samples to date. Below is what was found and reported to date:

- Petroleum-related compounds associated with historical operations were found present in shallow soil and groundwater in limited areas located centrally in the Kelly-Moore site, but not at concentrations that will require remediation.
- Volatile organic compounds (VOCs) were found present in groundwater, primarily focused on the east-southeast quadrant of the site-see yellow highlight below. The areas of impact have been delineated, and site conditions do not pose a threat to on-site personnel or neighbors of the property. Remediation activities are underway as described below.

Remediation Activities:

Under SFRWQCB oversight and approval, field injection remediation commenced over the 1.6 acre highlighted yellow area. The remediation includes the injection of food-grade materials (zero-valent iron and a carbon amendment) and microorganisms (dehalococoides) to enhance and accelerate the anaerobic breakdown of chlorinated VOCs in the subsurface. This remedial methodology is a safe, common, and well-proven technology to address contamination without undesirable effects on the environment.

The injection field work is expected to be completed by December 2021, and results submitted to the SFRWQCB via our quarterly groundwater monitoring program. ARE will continue to work in coordination with the SFRWQCB to complete investigation and remedial activities as required.



If you have any questions or would like more information, please use the comment section below and one of our ARE team will respond in short order!

Thank you and stay in touch.