

OAKLEY COMMUNITY Exchange

Keeping you informed of the future of the DuPont Oakley property.

Winter 2003-04

To our readers

This is the second in a series of newsletters to update you on our Oakley, California site.

I am happy to report that we've made a lot of progress over the past year. On the redevelopment front, we've completed a long-term real estate market overview that provides a realistic assessment of the site's development potential, when compared against other available properties in east Contra Costa County. As described on the next page, we think there's a high probability that portions of the site will be ready for release within the next 6 to 12 months.

On the cleanup side, we've been working with the Department of Toxic Substances Control (DTSC) to complete investigations of select parcels on the site perimeter. These areas were not impacted by former manufacturing operations and will be our first priority for redevelopment. In addition, we're sched-

Continued on back page

Study evaluates site's long-term prospects

DuPont recently completed a long-term market assessment of the Oakley site to evaluate the property's development prospects and to assist the City of Oakley in its efforts to attract potential developers.

DuPont hired Sedway Group, a real estate consulting firm, to look at demographic, economic, and real estate market conditions and trends in east Contra Costa County. The conditions and trends analyzed in the market assessment are important for understanding what the local area can offer future employers, what will interest developers, and how to target marketing efforts for the site.



The report concludes that from a long-term market perspective, various types of industrial, light industrial, light manufacturing, and business park are the most likely land uses on the DuPont site.

While there is no shortage of east Contra Costa County light industrial and business park space that would compete in the short term, it is expected that the demand for the types of uses targeted for the Oakley site will increase as the local economy matures and as the Bay Area real estate market improves, resulting in a better balance of jobs and housing in the City of Oakley.

The Oakley site offers unsurpassed natural beauty, as well as excellent access for development.

City of Oakley targets developers

The City of Oakley adopted a new General Plan in December 2002. A General Plan is a long-term document stating a jurisdiction's policies on how its land should be developed. The purpose of the General Plan is to express community development goals and to direct land use decisions accordingly.

Within the City of Oakley General Plan, all DuPont property is included in a Special Planning Area, as well as the Oakley Redevelopment Area, which qualifies it for certain legal and financial provisions that will improve its marketability. These provisions may include developer incentives such as quick per-

mitting and financial assistance for land acquisition, infrastructure improvements, and assistance with development fees and project design.

Continued on back page

Oakley's redevelopment agency has been aggressive in marketing retail sites including the DuPont property. %

What's new...

With support from DuPont, the Department of Toxic Substances Control, and local businesses, the City of Oakley won a \$200,000 grant from the U.S. Environmental Protection Agency to identify and assess brownfields south of Main Street. A brownfield is an abandoned, idled, or under-used site where redevelopment is hindered by either a real or a perceived environmental issue.



Groundwater and soil cleanup investigations continue

DuPont is committed to cleanup of the Oakley site and returning the property to beneficial use by the local community. To this end, DuPont is working with DTSC to conduct investigations necessary to design the best way to combine remediation with site redevelopment.

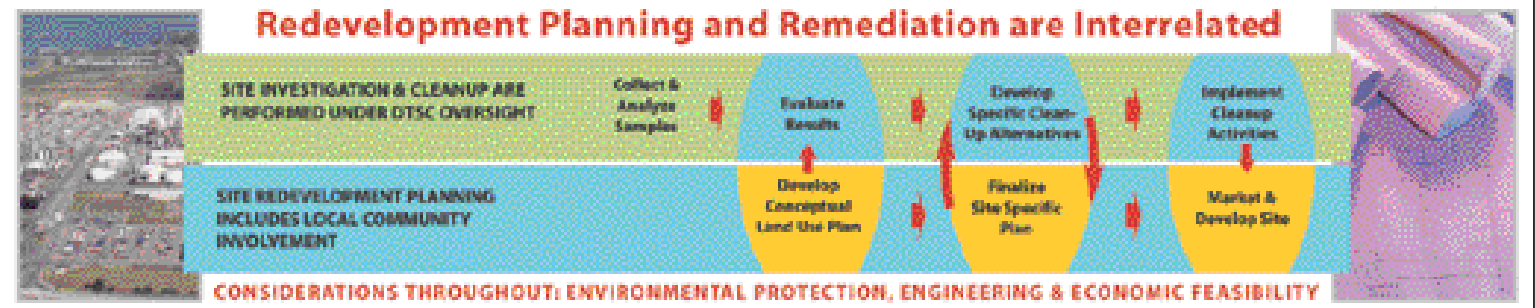
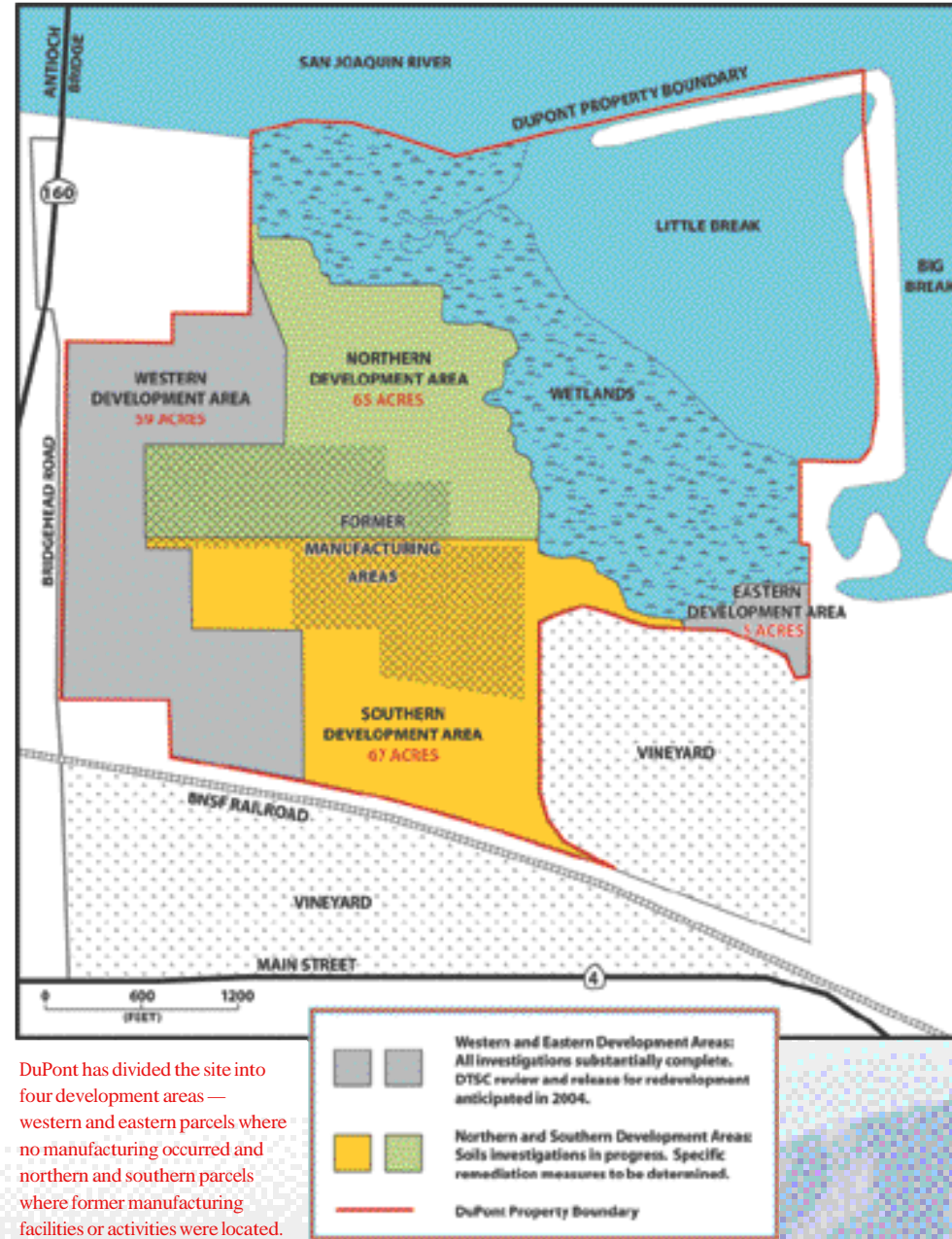
The studies currently underway are very complex and involve work by many parties — geologists, engineers, laboratories, risk assessors, and others. All work is reviewed by DTSC before approval.

Cleanup efforts fall into two key areas: groundwater and soils.

Over the past year, groundwater and surface water monitoring have been expanded and evaluation of the Permeable Reactive Barrier wall, or PRB, installed in early 2001 continues. The PRB is a below ground porous wall that destroys organic compounds as groundwater passes through it.

To expedite redevelopment, soil investigations are being conducted on a parcel-by-parcel basis for each development area on the DuPont site (see map). Investigations in areas with no history of manufacturing activities (Western and Eastern Development Areas) are substantially complete. These areas should be approved for release to interested developers within the next 6 to 12 months.

Phase 1 soil investigations to determine where contaminants are concentrated have been completed in the Northern and Southern Development Areas. A more comprehensive soil sampling program is scheduled in these areas for summer 2004, and the results will help to determine the total area that may need to be remediated. In general, cleanup measures will either remove contaminated soil or isolate contaminated areas.



Tying it all together — from remediation to reuse

To ensure that land parcels are safe for reuse, DuPont is moving forward with remediation activities.

As shown in the figure above, cleanup and development of the site are interrelated in that remediation measures must be tailored to meet redevelopment goals while redevelopment goals must be based on the level of remediation that can realistically be achieved.

Concurrent with remediation efforts, DuPont will initiate in early 2004 a more detailed planning process to further determine the most appropriate mix of land uses for the site. DuPont's plan will build on the basic land uses previously identified by the City of Oakley. In general, the DuPont site is primarily zoned for commercial and industrial uses. Areas of the site slated for soil remediation will be suitable for light or heavy industrial or mixed commercial use. Areas with clean soils — such as vineyards, wetlands, and shoreline — may be appropriate for recreational uses.

As more information about site conditions becomes available, a more specific site development plan will be prepared that will indicate what percentage of the site will be available for different uses and where those uses would be located. This detailed site plan may be used as the basis of a formal Specific Plan created for the property under City guidance.

An important aspect of a Specific Plan is that it usually identifies necessary infrastructure improvements and alternative mechanisms for financing them. DuPont envisions completing a Draft Specific Plan by the end of 2004. The City of Oakley will be responsible for carrying the Specific Plan to completion after an extensive public review process.

Throughout this entire site remediation and redevelopment process, the Department of Toxic Substances Control will provide oversight to make sure that redevelopment goals are compatible with cleanup efforts to protect public health and the environment.



“ We think there’s a high probability that portions of the site will be ready for release within the next 6 to 12 months. ”

Chuck Orwig, DuPont Project Director

Its prime location and areas of pristine beauty make the Oakley site a natural for multi-use development. Redevelopment plans include a mix of industrial, commercial (retail and office), and recreational uses.



Soils, groundwater and surface water investigations are ongoing at the Oakley site. Research results will be used to develop remedies that ensure protection of public health and the environment. DuPont is using a number of innovative technologies to facilitate the remediation process.



Developers

From front page

The City of Oakley is currently conducting a number of activities to let prospective developers know about potentially available parcels. Ongoing efforts include actively soliciting a targeted list of developers, exhibiting at conferences, and marketing the site by distributing promotional booklets to developers. The goal is to transform the DuPont site into an employment hub combining retail, office, and light industrial businesses.

The City's first focus is a tract previously owned by DuPont located on the north side of Main Street. This tract is suitable for immediate development of a major retail center. The City is now preparing a Specific Plan for this area to help guide development. A Specific Plan is a tool used by local governments to help implement their General Plans. In accordance with the California Environmental Quality Act (CEQA), the City also is preparing an Environmental Impact Report (EIR). Both studies are slated for completion at the end of 2003 and will be circulated for public review and comment.

Once this entitlement process is complete, the chances of attracting a developer to proceed with an actual project will be greatly increased.

For more information

With questions or comments, you may contact us in any one of the following ways: Call DuPont Oakley Site Manager Bob Deaver at 925-757-5836, visit our project website at www.oakley.dupont.com, or e-mail info@dupontoakley.com. You also may view project materials at our information repository, located in the Oakley Public Library.



DuPont's landmark storage tank still stands. The Oakley site once employed hundreds of east county workers and, once redeveloped, will again.

Community involvement

Recognizing that public involvement is an essential part of the remediation and redevelopment process, DuPont is conducting a number of activities to encourage involvement in decisions regarding the Oakley site.

In the summer of 2001, DuPont formed a Community Advisory Panel, or CAP, composed of local residents and representatives from the City of Oakley. To date, the CAP has held 8 meetings related to site cleanup and redevelopment opportunities and will continue to meet as reuse and remediation move forward. DuPont also has made several presentations to the Oakley City Council within the past year.

Letter

From front page

Using a comprehensive soil investigation that will help us design the cleanup program needed within the former manufacturing areas. More details on the site's investigation and remediation program will be provided in future DuPont newsletters and DTSC fact sheets.

Throughout all our activities, we continue to work closely with the DTSC, the City of Oakley, and a Community Advisory Panel composed of local residents. All of us are committed to successfully cleaning up the site and returning it to beneficial use.

I appreciate your continued interest in the Oakley site and encourage you to contact us for more information.

Chuck Orwig,
DuPont Project Director



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