

September 20, 2017

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By Alameda County Environmental Health 2:28 pm, Sep 25, 2017

Mark Detterman
Senior Hazardous Materials Specialist, PG, CEG
Alameda County Department of Environmental Health
1131 Harbor Bay Parkway
Alameda, CA 94502

Email: mark.detterman@acgov.org

Subject: 500 Grand Site Management Plan Amendment Summary
Alameda County Environmental Health Case Number RO0003175
Geotracker Global ID Number T10000007707
500 Grand Ave, Oakland, CA

Dear Mr. Detterman:

As per our August 14, 2017 meeting we propose to amend the 500 Grand Site Management Plan dated July 17, 2016 (SMP) by this letter to include the following:

Modified Excavation Plan:

Innovative Construction Solutions (ICS) has been retained to perform the excavation at the Site. The approach has been modified as noted below to accommodate remediation prior to demolition of the Site. The asphalt cap will remain in place across the Site which will minimize generation of dust and odors. The total anticipated soil volume for excavation and off-site disposal at a permitted facility has increased from 51 to 88 cubic yards, due to remediation prior to demolition of the site. Open excavations will be secured with temporary exclusion fencing and ¾" plywood.

City of Oakland Grading/Excavation Permit

ICS has submitted the Excavation Plan along with the required documentation to the City of Oakland Planning Department. The grading/excavation permit will be included as an attachment to the Remedial Action Completion Report (RACR).

Area 1

The excavation approach referenced in the SMP has been modified to accommodate remediation of the impacted soil prior to demolition for redevelopment. As shown in the Excavation Plan included as Attachment I, Cardno proposes to use an auger drill rather than slot trenching to excavate the impacted soil in Area 1 (see attached Excavation Plan) adjacent to the retaining wall. As noted in the plans the auger drill will be used to sequentially remove soil from down to total depth estimated at 12-feet below ground surface. As indicated in the SMP, total depth of the excavation will be based on prior soil samples collected in the area and field screening results. The soil auger can be angled up to 30% from the vertical, which will permit Cardno to excavate an estimated seven (7) feet (at depth)

under the retaining wall. This approach is consistent the historic residual soil impacts and groundwater in Area 1 (Figure 2-3, SMP dated July 17, 2016).

Two (2) composite bottom samples will be collected from Area 1 and one (1) composite sample per Area 1 wall will be collected and submitted for analysis using EPA Method 8260 and 8015 modified on a 24 hour turn-around-time. Upon receipt of laboratory data indicating that residual concentrations are below applicable remedial goals the excavation auger excavated holes will be backfilled with flowable fill as per SMP. Auger excavation and backfill with flowable fill will be repeated until all of Area 1 has been excavated as indicated above.

Area 2

The excavation approach referenced in the SMP has not been modified for Area 2. This excavation approach will be completed using slot trenching and hydraulic shores as shown in the attached Excavation Plan.

Two (2) composite bottom samples will be collected from Area 2 and one (1) composite sample per Area 2 wall will be collected and submitted for analysis using EPA Method 8260 and 8015 modified on a 24 hour turn-around-time. Upon receipt of laboratory data indicating that residual concentrations are below applicable remedial goals the excavation will be backfilled with flowable fill as per the SMP dated July 17, 2016.

Construction Considerations

As discussed in the August 14, 2017 meeting with ACEH, Anchor Valley Partners, Ellwood Commercial Real Estate, and Cardno; Anchor Valley Partners as the new property owner has affirmed that it will redevelop the Site in accordance with the proposed plans (500 Grand, Kava Massih Architects, March 14, 2016) previously reviewed by ACEH. Specifically:

- Redevelopment of this Site requires a complete cut with no fill material being returned to the site. Excavated material will be managed in accordance with the SMP dated July 17, 2016.
- The proposed elevator shaft and open air stairwell will remain in the same locations and general configurations.
- Parking and commercial retail space will occupy the ground floor and residential apartments will be located on the upper floors.
- All utilities will come into the building off of Euclid Avenue. All connections will be made through the ground floor Service Room shown in the development plans and Figure 2-2 of the SMP dated July 17, 2016. As noted on Figure 2-2 through 206 of the SMP dated July 17, 2016 all planned utilities are greater than 30 linear feet from current residual impacts. Post remediation, the anticipated distance between any residual petroleum hydrocarbon impact that

could pose a soil vapor concern will have increased and the flowable fill will create a low permeable barrier essentially isolating the site from any potential off-site sources.

- Human Health Risk Assessment (HHRA) specific to subsurface utilities. As noted above all utilities are entering the proposed development off of Euclid Avenue and will not cross any known areas of residual utilities. The elevator shaft immediately adjacent to the proposed utility service room on the ground floor was evaluated for vapor intrusion potential as well as cracks/penetrations in the floor. The HHRA completed as part of the Supplemental Investigation Report, dated May 18, 2016, Sections 6.7.1 Soil, 6.7.2 Groundwater, and 6.8 Specific Human Health Risk Assessment indicate that vapor intrusion risks are below both residential and commercial action levels.
- The Site consists of two properties located at 500 Grand Avenue (APN: 10-780-15-8) and 401-403 Burk Street (APN: 10-780-15-7). In the August 14, 2017 meeting with ACEH, Anchor Valley Partners indicated that the Site would be merged into a single APN for development purposes, the residential and commercial retail units would initially be leased and then at some later date be separated into 42 separate APN's for sale as condos. ACEH will be notified in writing (email and upload to ACEH web portal) when the APN's are merged and then subsequently subdivided.

Schedule

October 1, 2017	Cone off parking spots for planned excavation areas and equipment staging area
October 2, 2017	Mobilize to project Site. Install temporary exclusion fencing.
October 3, 2017	Begin excavating Area 1 and Area 2. Complete auger excavation of borings 1, 3, and 5. Collect confirmation samples and submit for 24 turn-around-time
October 4, 2017	Complete excavation of Area 2 and collect confirmation samples. Submit samples for 24 turn-around-time.
October 5, 2017	Confirm all initial confirmation samples are below remedial goals for the Site and transmit summary to ACEH via email and upload to ACEH portal.
October 6, 2017	Complete auger excavation of Area 1. Collect confirmation samples and submit for 24 turn-around-time

	Backfill Area 2 with flowable fill.
October 9, 2017	Confirm all final confirmation samples are below remedial goals for the Site and transmit summary to ACEH via email and upload to ACEH portal. Backfill Area 1 with flowable fill. Restore asphalt in excavated areas and demobilize all materials and equipment from the Site.

I declare, under penalty of perjury, that the information and/or recommendations contained in the attached document or report is true and correct to the best of my knowledge.

Sincerely,



Chris Brawer
Principal
Anchor Valley Partners