Alameda County Environmental Health

1131 Harbor Bay Pkwy

Alameda, CA 94502

Re: Phase II Submittal to ACEH Website (Case# RO3226)

To Whom It May Concern:

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,

Steven Ho

914 West Grand Avenue Oakland LLC.

6,16

Date: <u>Sept 14, 2017</u>



RECEIVED

By Alameda County Environmental Health 11:17 am, Sep 19, 2017

Date: | September 12, 2017

Project No.: 991-1-1

Prepared For: Mr. Mark Detterman

ALAMEDA COUNTY DEPARTMENT OF

ENVIRONMENTAL HEALTH 1131 Harbor Bay Parkway Alameda, California 94502

Re: Corrective Action Plan Addendum

RO3326

914 West Grand Avenue Oakland, California

Dear Mr. Detterman:

On behalf of the property owner, 914 West Grand Avenue Oakland, LLC, we are pleased to present this Corrective Action Plan (CAP) Addendum for 914 West Grand Avenue in Oakland, California (Figures 1 and 2). 914 West Grand Avenue Oakland, LLC entered a voluntary cleanup agreement (VCA) with Alameda County Department of Environmental Health (County Health) for oversight associated with the preparation and implementation of a CAP.

1.0 Background

In November 2016, Cornerstone Earth Group (Cornerstone) collected soil, ground water, and soil vapor samples from selected locations on-Site. Based on the results of the investigation and prior investigations by others, Cornerstone Earth Group submitted the February 8, 2017 CAP to address petroleum-related volatile organic compounds (VOCs), gasoline-range petroleum hydrocarbons (TPHg), and diesel-range petroleum hydrocarbons (TPHd) detected in soil and ground water samples collected from the former on-site service station area. The CAP also presents protocol for management during construction of surface soil that is contaminated with lead.

On August 7, 2017, we met with County Health to discuss the path to site closure and the proposed site development. Because of a change to the development plan, discussed below, County Health requested an addendum to the CAP. A schedule for the CAP implementation and project entitlements also was requested and is presented below.

County Health indicated that additional soil, soil vapor, and ground water sampling would be required to address data gaps; a Data Gap Work Plan will be submitted to County Health separately. In addition, County Health will require the submittal and approval of a Corrective Action Implementation Plan (CAIP) based on the results of the additional data gap investigation.



2.0 Revised Development Plans

The current assessor parcel numbers (APNs) are 5-431-8-3, 5-431-9-2, 5-431-21-4, 5-431-23, 5-431-17-1 and 5-431-15-4. The parcels will be combined into one APN prior to development. The Land Use Covenant (LUC) for long term risk management will be recorded for the new Sitewide APN. Each condominium will have an APN, but not a separately recorded LUC; the Covenants, Conditions and Restrictions (CCRs) for the development will reference the Site-wide LUC.

The development will be a mixed use, six (6) story building of a concrete podium, steel and wood framed construction. A majority of the ground level story is dedicated to residential tenant parking and will be either open or mechanically ventilated. Along West Grand the ground level will also consist of rentable Tenant space, possibly more than one, café or small restaurant. In addition, the residential condominium will have a ground level community space which will allow flexible use (except sleeping) for residents associated with the home owner's association (HOA). Along Market Street, there will be three additional commercial spaces also known as "flex space". The northern edge of the property will include a limited amount (10-foot wide strip) of permeable paving.

All other building stories are residential condominiums. As part of the project's condominium division, the Market street commercial spaces will be sold as separate units.

Three elevators will service the building. Two will be located at the same location as the original development plan; the third elevator will be located at a new location in the northeast corner of the building. The development plans are shown in Attachment A. The development plan with relation to previous sample points is shown on Figure 3.

The property will be managed by a HOA. The CAIP will include a long-term risk management plan (SMP) for use by the HOA and the HOA's management company. The SMP will describe the maintenance of vapor intrusion mitigation measures, and will be referenced in a deed restriction that will be recorded for the property.

3.0 Schedule

The preliminary schedule for CAP implementation is presented in Attachment B. The schedule also includes the anticipated schedule for completing the project entitlements/permitting.

4.0 Closing

We look forward to your approval of this CAP Addendum.



Sincerely,

Cornerstone Earth Group, Inc.

Peter M. Langtry, P.G., C.E.G. Senior Principal Geologist

Copies: Addressee (1 by email)

Attachments: Figure 1. Vicinity Map

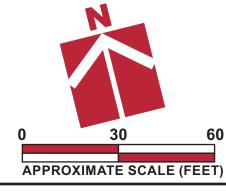
Figure 2. Site Plan

Figure 3. Development Plan

Attachment A. Development Plans Attachment B. Preliminary Schedule



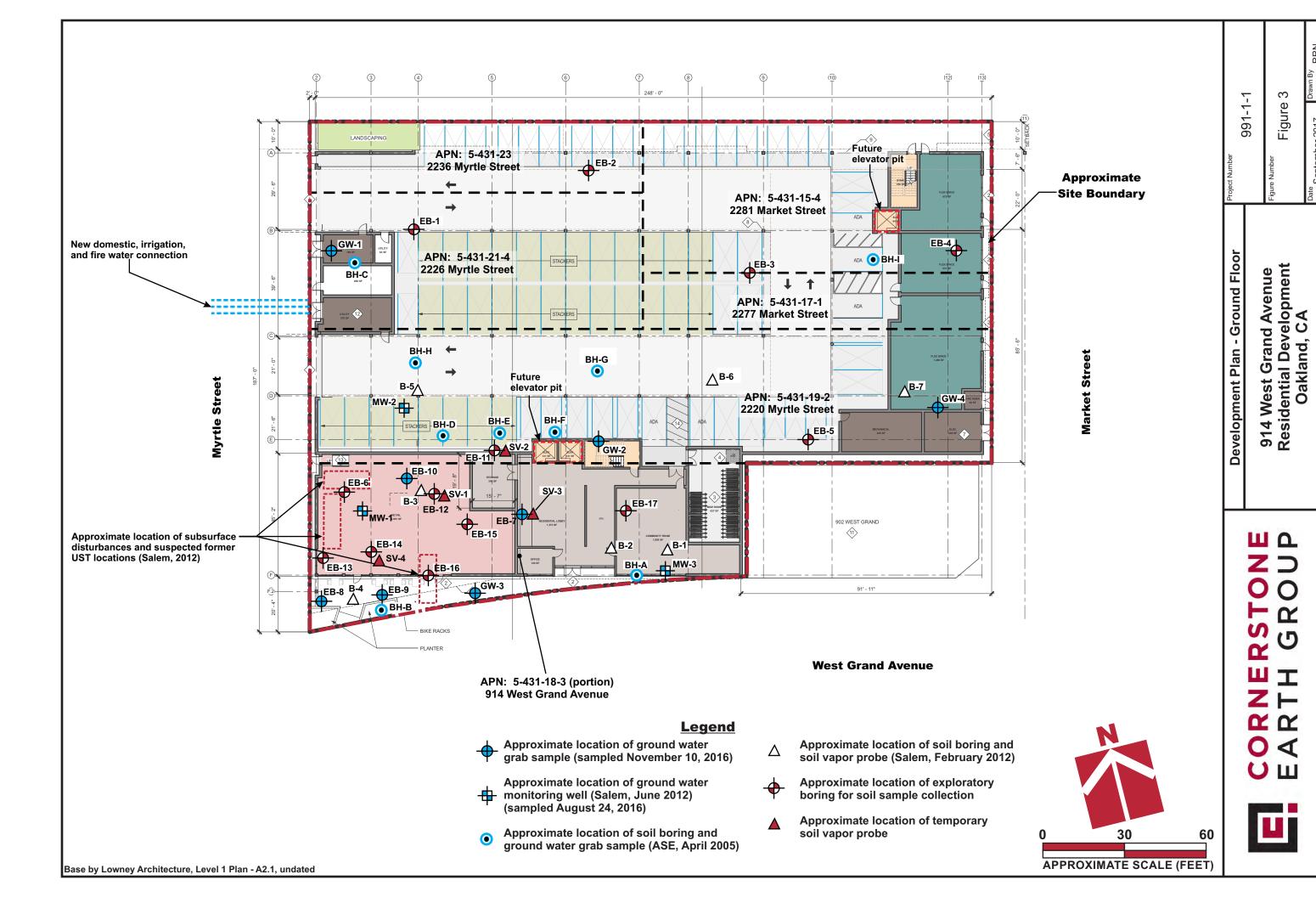
- grab sample (sampled November 10, 2016)
- Approximate location of ground water monitoring well (Salem, June 2012) (sampled August 24, 2016)
- Approximate location of soil boring and ground water grab sample (ASE, April 2005)
- soil vapor probe (Salem, February 2012)
- **Approximate location of exploratory** boring for soil sample collection
- **Approximate location of temporary** soil vapor probe



914 West Grand Avenue Residential Development Oakland, CA Site Plan

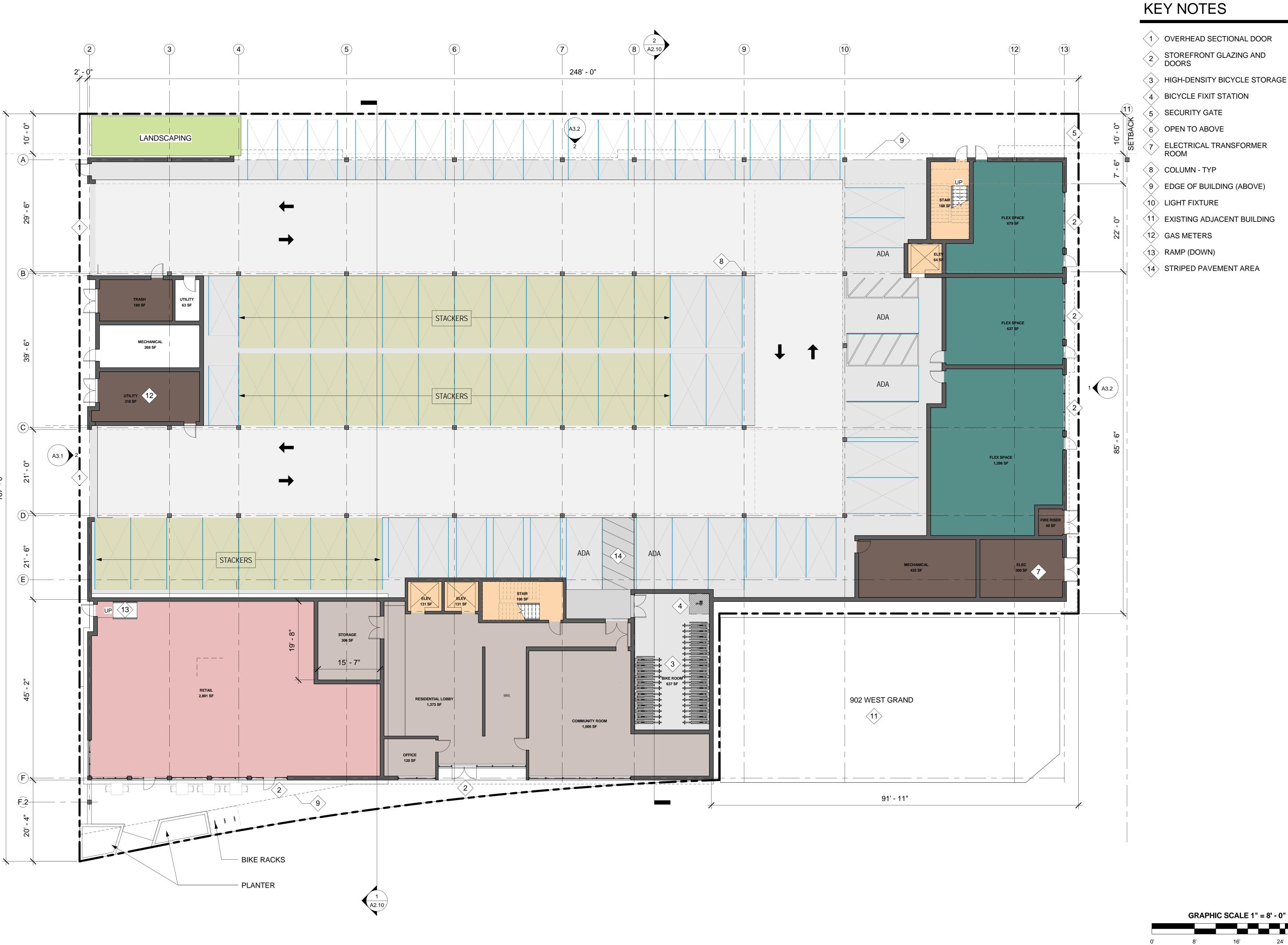
991-1-1







ATTACHMENT A - PROJECT DEVELOPMENT PLANS



- 1 OVERHEAD SECTIONAL DOOR
- 2 STOREFRONT GLAZING AND DOORS
- 3 HIGH-DENSITY BICYCLE STORAGE
- 4 BICYCLE FIXIT STATION
- SECURITY GATE
- 6 OPEN TO ABOVE
- ELECTRICAL TRANSFORMER
- (8) COLUMN TYP
- (9) EDGE OF BUILDING (ABOVE)
- (10) LIGHT FIXTURE
- (11) EXISTING ADJACENT BUILDING
- (12) GAS METERS
- (14) STRIPED PAVEMENT AREA

lowney

914 WEST GRAND



DEVELOPER

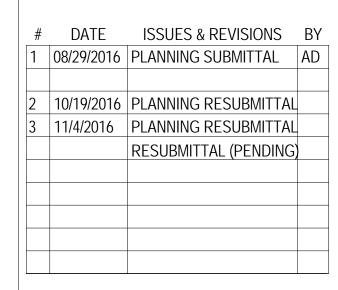
CEFREALTY 2801 PINOLE VALLEY #210 PINOLE, CA 94567 800.857.7550

ARCHITECT

LOWNEYARCHITECTURE 360 17th Street, Suite 200 Oakland, CA 94612 Phone: 510.836.5400 Fax: 510.836.5454

CIVIL ENGINEERING

LUK AND ASSOCIATES 738 ALFRED NOBEL DRIVE HERCULES, CA 94574 510.724.3388



ENTITLEMENT REVIEW

LEVEL 1 PLAN

PROJECT NUMBER:

SHEET NUMBER

A2.1

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE
DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN 32' CONSENT OF THE ARCHITECT



ATTACHMENT B - PRELIMINARY PROJECT SCHEDULE

Project Lead: Cornerstone Earth Group
Project Start Date: 8/7/2017 (Monday)

Display Week: 1

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See info on Gantt Chart Template Pro

			O/1/2017 (Monday)											
		Display Week:	1			V	Veek 1	Week 2	Week 3	Week 4	Week 5	Week 6	Week 7	Week 8
						8	/7/17	8 / 14 / 17	8 / 21 / 17	8 / 28 / 17	9/4/17	9 / 11 / 17	9 / 18 / 17	9 / 25 / 17
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1	CAP Preparation/Approvals													,
1.1	CAP submitted to ACDEH 3.8.2017	CEG	Mon 8/07/17	Mon 8/07/17	1	1								
1.2	ACDEH review of CAP	ACDEH	Tue 8/08/17	Fri 9/15/17	39	29								
1.3	Survey wells, Geotracker submittals	CEG	Wed 8/23/17	Thu 9/07/17	16	12								
1.4	Submit CAP Addendum to ACDEH	CEG	Fri 9/08/17	Fri 9/08/17	1	1								
1.5	Submit draft Fact Sheet to ACDEH	CEG	Fri 9/08/17	Fri 9/08/17	1	1								
1.6	September 11 meeting at ACDEH		Mon 9/11/17	Mon 9/11/17	1	1								
1.7	CAP Conditional Approval Letter	ACDEH	Mon 9/18/17	Mon 9/18/17	1	1								
1.8	30 Day Public Comment Period		Tue 9/19/17	Wed 10/18/17	30									
1.9	CAP Approval Letter		Wed 10/18/17	Tue 10/31/17	14									
2	CAP Implementation Plan (CAIP)													
2.1	Data Gap Work Plan submitted to ACDEH	CEG	Fri 9/29/17	Fri 9/29/17	1	1								
2.2	ACDEH Review of Data Gap Work Plan	ACDEH	Sat 9/30/17	Tue 11/28/17	60	42								
2.3	Data Gap Work Plan Implementation	CEG	Mon 11/27/17	Sun 12/17/17	21	15								
2.4	Preparation of CAIP	CEG	Sun 12/17/17	Sat 1/06/18	21	15								
2.5	ACDEH review of CAIP	ACDEH	Sat 1/06/18	Tue 3/06/18	60	42								

Project Lead: Cornerstone Earth Group
Project Start Date: 8/7/2017 (Monday)
Display Week: 9

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See info on Gantt Chart Template Pro

	•		5. 0/1/2017 (Williay)													
		Display Wee	k: 9				Week 9		Week 10		Week 11	Week 12	Week 13	Week 14	Week 15	Week 16
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		Pro	ede		Cal.	Work										
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1	CAP Preparation/Approvals															
1.1	CAP submitted to ACDEH 3.8.2017	CEG	Mon 8/07/17	Mon 8/07/17	1	1										
1.2	ACDEH review of CAP	ACDEH	Tue 8/08/17	Fri 9/15/17	39	29										
1.3	Survey wells, Geotracker submittals	CEG	Wed 8/23/17	Thu 9/07/17	16	12										
1.4	Submit CAP Addendum to ACDEH	CEG	Fri 9/08/17	Fri 9/08/17	1	1										
1.5	Submit draft Fact Sheet to ACDEH	CEG	Fri 9/08/17	Fri 9/08/17	1	1										
1.6	September 11 meeting at ACDEH		Mon 9/11/17	Mon 9/11/17	1	1										
1.7	CAP Conditional Approval Letter	ACDEH	Mon 9/18/17	Mon 9/18/17	1	1										
1.8	30 Day Public Comment Period		Tue 9/19/17	Wed 10/18/17	30											
1.9	CAP Approval Letter		Wed 10/18/17	Tue 10/31/17	14											
2	CAP Implementation Plan (CAIP)															
2.1	Data Gap Work Plan submitted to ACDEH	CEG	Fri 9/29/17	Fri 9/29/17	1	1										
2.2	ACDEH Review of Data Gap Work Plan	ACDEH	Sat 9/30/17	Tue 11/28/17	60	42										
2.3	Data Gap Work Plan Implementation	CEG	Mon 11/27/17	Sun 12/17/17	21	15										
2.4	Preparation of CAIP	CEG	Sun 12/17/17	Sat 1/06/18	21	15										
2.5	ACDEH review of CAIP	ACDEH	Sat 1/06/18	Tue 3/06/18	60	42										

Project Lead: Cornerstone Earth Group
Project Start Date: 8/7/2017 (Monday)

Display Week: 17

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See info on Gantt Chart Template Pro

Week 17

Week 18

Week 19

Week 20

Week 21

Week 22

Week 24

Week 23

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1.1	CAP submitted to ACDEH 3.8.2017	CEG		Mon 8/07/17	Mon 8/07/17	1	1													
1.2	ACDEH review of CAP	ACDEH		Tue 8/08/17	Fri 9/15/17	39	29													
1.3	Survey wells, Geotracker submittals	CEG		Wed 8/23/17	Thu 9/07/17	16	12													
1.4	Submit CAP Addendum to ACDEH	CEG		Fri 9/08/17	Fri 9/08/17	1	1													
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1.6	September 11 meeting at ACDEH			Mon 9/11/17	Mon 9/11/17	1	1													
1.7	CAP Conditional Approval Letter	ACDEH		Mon 9/18/17	Mon 9/18/17	1	1													
1.8	30 Day Public Comment Period			Tue 9/19/17	Wed 10/18/17	30														
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2.1	Data Gap Work Plan submitted to ACDEH	CEG		Fri 9/29/17	Fri 9/29/17	1	1													
2.2	ACDEH Review of Data Gap Work Plan	ACDEH		Sat 9/30/17	Tue 11/28/17	60	42													
2.3	Data Gap Work Plan Implementation	CEG		Mon 11/27/17	Sun 12/17/17	21	15													
2.4	Preparation of CAIP	CEG		Sun 12/17/17	Sat 1/06/18	21	15													
2.5	ACDEH review of CAIP	ACDEH		Sat 1/06/18	Tue 3/06/18	60	42													

CAP Preparation/Approvals CAP submitted to ACDEH 3.8.2017

Survey wells, Geotracker submittals

Submit CAP Addendum to ACDEH

Submit draft Fact Sheet to ACDEH September 11 meeting at ACDEH

CAP Conditional Approval Letter

30 Day Public Comment Period

CAP Implementation Plan (CAIP)

Data Gap Work Plan submitted to ACDEH

ACDEH Review of Data Gap Work Plan Data Gap Work Plan Implementation

ACDEH review of CAP

CAP Approval Letter

Preparation of CAIP

ACDEH review of CAIP

WBS Task

1.1

1.2

1.3

1.4 1.5

1.6 1.7

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1.9

2.1 2.2

2.3

2.4

2

ACDEH

Project Lead: Cornerstone Earth Group Project Start Date: 8/7/2017 (Monday)

Sat 1/06/18

Tue 3/06/18 60 42

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See info on Gantt Chart Template Pro

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CE		Fri 9/08/17	Fri 9/08/17		1							
CE		Fri 9/08/17	Fri 9/08/17		1							
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1 County - CAP Approval	8.7.17 10.31.17 12.1												
3 County - CAIP (Implementation) Approval													
4 5 City Resubmittal	9.29.17 3.6.18 22.6					3.6	+						
6 7 Planning Review	9.6.17	9.6					-						
8 9 CEQA (Noise, Traffic and AQ)**	9.11.17 12.18.17 14.0	0 9.11	12.18										
10	9.11.17 11.10.17 8.6	9.11 11.10											
9 Public Posting 10	11.17.17 12.4.17 2.4	4	12.4										
11 Entitlement Approval	12.18.17		12.18										
13 Design Development (DD)													
14 15 Structural/Podium Coordination	12.18.17 1.22.18 5.0	0	12.18	1.22									
16 17 MEP Coordination	-												
18	-												
19 Site Development Coordination 20	-												
21 PGE Application	3.1.18					3.1							
23 Construction Documents (CD)	1.8.18 4.30.18 16.0	0		1.8			4.30						
25 Waterproofing	1.0.10 4.50.10 10.0			1.0			4.30						
26 27 Permit Submittal	-												
28 29 Permit Review	5.3.18						5.3						
30 31 Permit Approval	5.3.18 10.18.18 24.0	0					5.3						10.18
32	10.25.18												10.25
33 Construction	9.27.18 1.30.20 70.0	0										9.27	
35 Demolition	9.27.18 10.18.18 3.0	0										9.27	10.18
37 Soil Remediation Implementation	10.19.18 TBD TBD											3.27	
39 Foundations												<u></u>	10.19
40 41 Podium Construction	3.1.19 4.26.19 8.0	0											
42 43 Superstructure	4.27.19 6.8.19 6.0	0											
44	6.9.19 9.15.19 14.0	0											
45 Weatherproofing and Windows	9.15.19 10.17.19 4.6	6											
47 Exterior finishes	10.17.19 12.12.19 8.0	0											
49 Interior Finishes													
50 51 Substantial Completion	10.17.19 1.9.20 12.0	0				<u> </u>	+		+				
52 53 Demobilization	1.23.20				+		+						
54	1.30.20												

^{*}Pending Contractor Input

**Pending Environmental Engineering/Contracting Input

***All dates subject to impact by jurisdictional requirements, review and unforeseen conditions

****No dates or project durations take into account holidays or other events that may impact consulting or construction