

ALAMEDA COUNTY  
**HEALTH CARE SERVICES  
AGENCY**

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**FACT SHEET ON CORRECTIVE ACTION PLAN**  
**914 West Grand Avenue, Oakland**  
SCP Site No. RO0003226

September 28, 2017

Introduction

The purpose of this fact sheet is to inform community members and other interested stakeholders regarding the proposed Corrective Action Plan (CAP) for the site located at 914 West Grand Avenue, Oakland, California (the "Site"). The CAP summarizes proposed corrective actions in support of redevelopment of the Site as a mixed used retail/condominium complex.

Background

The Site is located at 914 West Grand Avenue, 2220, 2226 and 2236 Myrtle Street and 2277 and 2281 Market Street in Oakland. The Site is approximately 0.9 acres in area and is identified by APNs 5-431-8-3, 5-431-9-2, 5-431-21-4, 5-431-23, 5-431-23 and 5-431-15-4. The Site is located in a mixed commercial/industrial and residential area of Oakland. Historic uses at the Site include a gas station at the corner of West Grande Avenue and Myrtle Street, and includes parcels 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 Site is currently occupied by auto and truck repair businesses, a warehouse and parking areas. It is bounded by West Grand Avenue to the south, Myrtle Street to the west, Market Street to the east and a residential development (under construction) to the north.

Soil, soil vapor and ground water sampling has been performed at the Site. Investigations identified the presence of lead and semi-volatile organic compounds (SVOCs) in surface soil sporadically across the Site, and petroleum compounds and volatile organic compounds (VOCs) in soil vapor and ground water in the former gas station area.

Proposed Actions

The proposed redevelopment of the site includes excavation across the entire site to a depth of approximately 2 to 3 feet for construction of the floor of the building. It is anticipated that this excavation will largely remove surface soil that exceeds residential screening criteria for several contaminants that were detected during on-Site investigations. For any remaining residual surface contamination, the contamination will be either be further excavated or capped by the building, and in this contingency will be managed by a Land Use Covenant and Site Management Plan in order to be protective of future site occupants and site workers. In addition, for geotechnical purposes, undocumented tank-pit backfill beneath 914 West Grand Avenue will require over-excavation and replacement

with engineered fill. Soil that exceeds residential cleanup goals in the former on-Site tank pit area will be removed during the over-excavation of the tank pit backfill. The CAP also includes installation of vapor mitigation systems (VMS) to mitigate potential impacts of vapor intrusion into the structure, construction of trench dams in utility trenches to further mitigate the potential for vapor migration, implementation of soil and groundwater management protocols during site redevelopment, and the preparation of a long-term Operation and Maintenance Plan for the mitigation systems and creation of a Land Use Covenant (LUC) to document the systems.

A Corrective Action Implementation Plan (CAIP) will be prepared to provide additional details on the soil excavation, trench dams, VMS, etc. The CAIP will include a short-term SMP for the Site to manage any additional impacted soil encountered during grading and construction activities. Excavation includes segregation and transportation of impacted soil to permitted off-site landfills or disposal facilities, active dust monitoring, and etc.

All work will be planned and carried out in a manner designed to protect the environment and the local community.

What this Means To You

During site excavation activities, increased construction traffic and noise from excavation and loading activities at the site are expected. Dust generation during excavation and loading will be possible, but will be actively monitored and suppressed. Equipment noise is anticipated to be moderate.

Next Step

The prospective purchaser of the Site will work with ACDEH to implement the CAP, prepared by Cornerstone Earth Group. The public is invited to review and comment on the proposed corrective action. The plan is available on ACDEH's website (<http://www.acgov.org/aceh/lop/ust.htm>) or the State Water Resources Control Board's GeoTracker website (<http://geotracker.waterboards.ca.gov/>).

Please send written comments regarding the SMP to Mark Detterman at the address below. Please refer to ACDEH case RO0003226 in any correspondence. **All written comments received by November 3, 2017** will be forwarded to the prospective purchaser and will be considered and responded to prior to a final determination on the proposed cleanup.

*For additional information, please contact*

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### SITE LOCATION

