

Sept 14, 2017

Alameda County Environmental Health

1131 Harbor Bay Pkwy

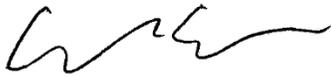
Alameda, CA 94502

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,



Date: Sept 14, 2017

\_\_\_\_\_  
Steven Ho  
914 West Grand Avenue Oakland LLC.

**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 Site-wide 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**

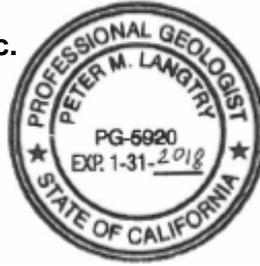
We look forward to your approval of this CAP Addendum.

Sincerely,

**Cornerstone Earth Group, Inc.**

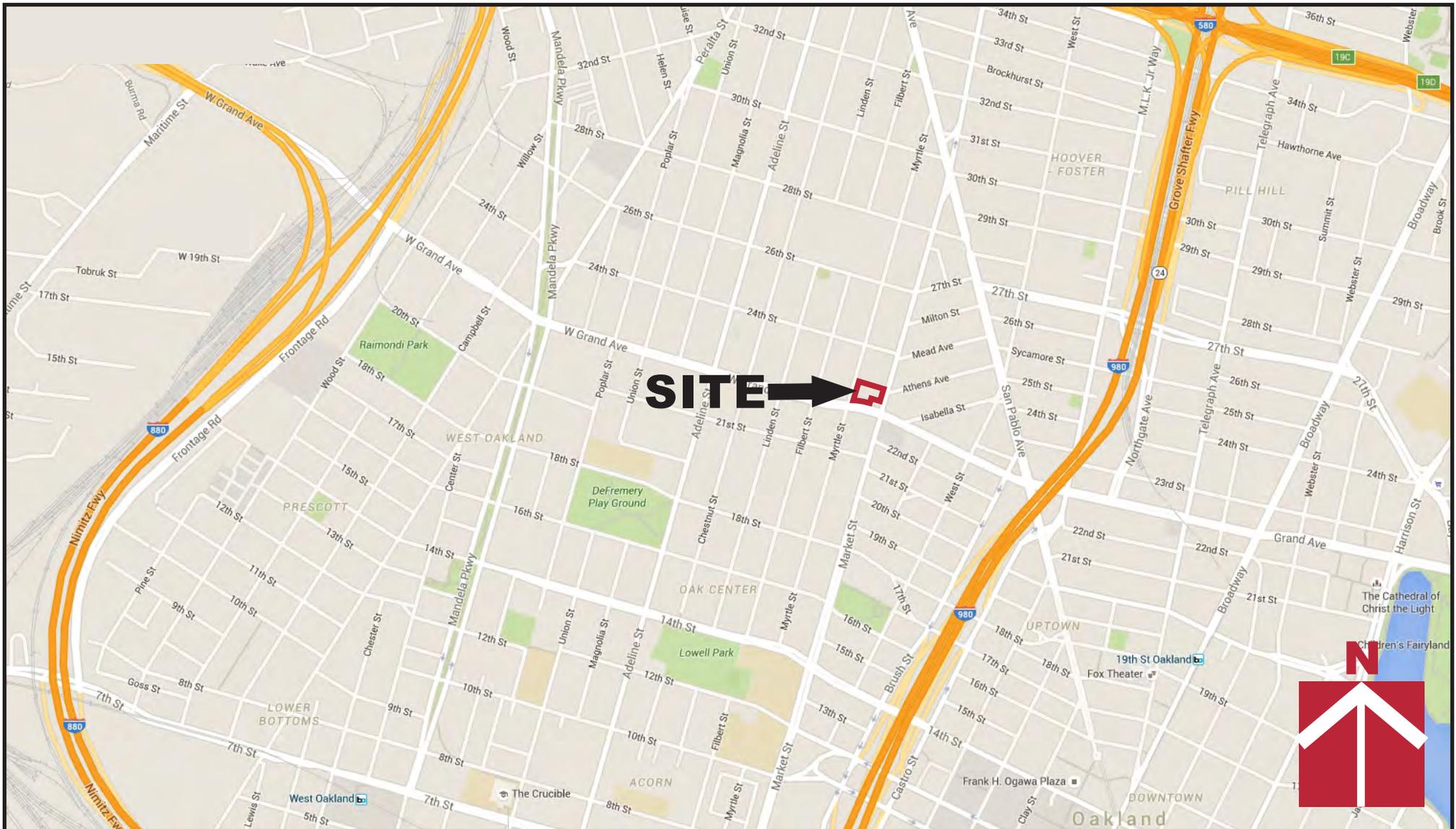


Peter M. Langtry, P.G., C.E.G.  
Senior Principal Geologist



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

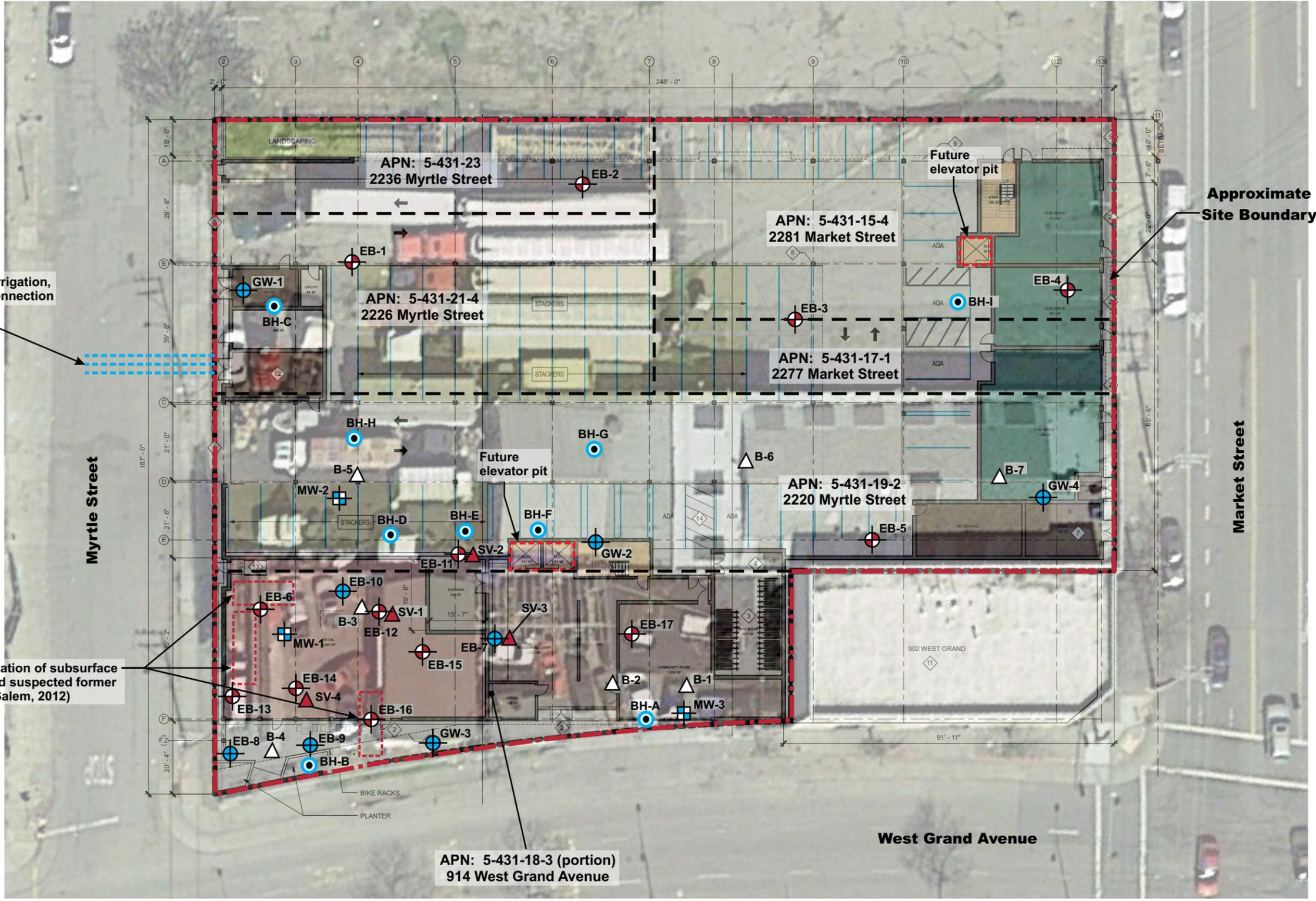


**Vicinity Map**

**914 West Grand Avenue  
Residential Development  
Oakland, CA**

Project Number	914-1-3
Figure Number	Figure 1
Date	October 2016
Drawn By	RRN

Site Plan  
**914 West Grand Avenue  
Residential Development  
Oakland, CA**



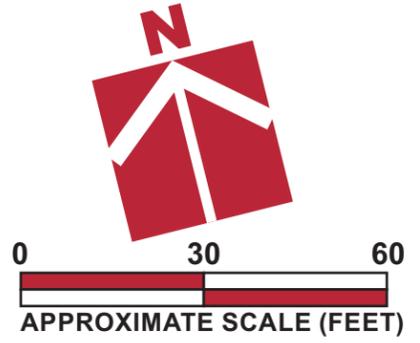
New domestic, irrigation, and fire water connection

Approximate location of subsurface disturbances and suspected former UST locations (Salem, 2012)

Approximate Site Boundary

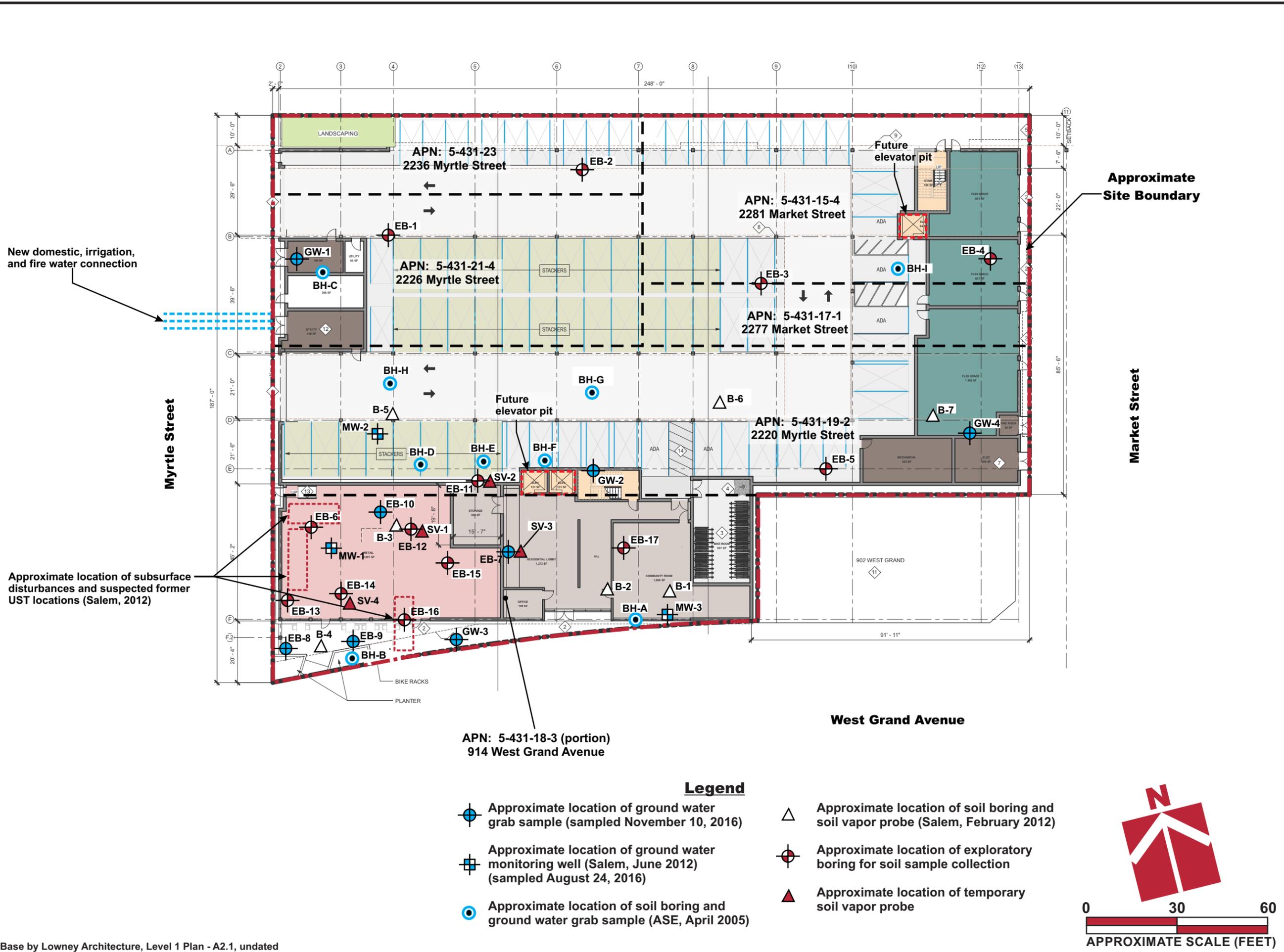
**Legend**

- Approximate location of ground water 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)
- Approximate location of soil boring and soil vapor probe (Salem, February 2012)
- Approximate location of exploratory boring for soil sample collection
- Approximate location of temporary soil vapor probe



Base by Google Earth, dated 3/11/2017  
Overlay by Lowney Architecture, Level 1 Plan - A2.1, undated

Development Plan - Ground Floor  
 914 West Grand Avenue  
 Residential Development  
 Oakland, CA



Base by Lowney Architecture, Level 1 Plan - A2.1, undated

ATTACHMENT A – PROJECT DEVELOPMENT PLANS





DEVELOPER  
CEFREALTY  
2801 PINOLE VALLEY #210  
PINOLE, CA 94567  
800.857.7550

ARCHITECT  
LOWNEY ARCHITECTURE  
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

**KEY NOTES**

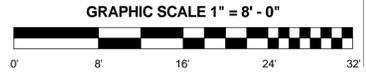
- 1 OVERHEAD SECTIONAL DOOR
- 2 STOREFRONT GLAZING AND DOORS
- 3 HIGH-DENSITY BICYCLE STORAGE
- 4 BICYCLE FIXIT STATION
- 5 SECURITY GATE
- 6 OPEN TO ABOVE
- 7 ELECTRICAL TRANSFORMER ROOM
- 8 COLUMN - TYP
- 9 EDGE OF BUILDING (ABOVE)
- 10 LIGHT FIXTURE
- 11 EXISTING ADJACENT BUILDING
- 12 GAS METERS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



#	DATE	ISSUES & REVISIONS	BY
1	08/29/2016	PLANNING SUBMITTAL	AD
2	10/19/2016	PLANNING RESUBMITTAL	
3	11/4/2016	PLANNING RESUBMITTAL	
		RESUBMITTAL (PENDING)	

ENTITLEMENT  
REVIEW  
LEVEL 1 PLAN

PROJECT NUMBER: 16-034  
SHEET NUMBER: **A2.1**



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ATTACHMENT B – PRELIMINARY PROJECT SCHEDULE











