



**CONESTOGA-ROVERS
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TRANSMITTAL

DATE: February 15, 2011 REFERENCE NO.: 521000
PROJECT NAME: 1137-1167 65th Street, Oakland
TO: Ms. Barbara Jakub ACEHS RO# 82
Alameda County Health Care Services Agency
Department of Environmental Health
1131 Harbor Bay Parkway, Suite 250
Alameda, California 94502

RECEIVED
2:21 pm, Feb 22, 2011
Alameda County
Environmental Health

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Sent via: Mail Same Day Courier
 Overnight Courier Other Geotracker and ACEH ftp uploads

QUANTITY	DESCRIPTION
1	Second Addendum to the Sub-Slab Vapor Probe Installation and Additional Site Assessment Workplan

As Requested For Review and Comment
 For Your Use

COMMENTS:
Should you have any questions regarding the content of this document, please contact Robert Foss at (510) 420-3348.

Copy to: Mr. Frederic Schrag (electronic & hardcopy) Mr. Dennis Parfitt
Completed by: Robert Foss Signed: Robert Foss
[Please Print]

Filing: **Correspondence File**



SECOND ADDENDUM TO THE SUB-SLAB VAPOR PROBE INSTALLATION AND ADDITIONAL SITE ASSESSMENT WORKPLAN

**1137-1167 65th STREET
OAKLAND, CALIFORNIA**

AGENCY CASE NO. RO0000082

PREPARED FOR:

Ms. Barbara Jakub
Alameda County Health Care Services Agency
Department of Environmental Health
1131 Harbor Bay Parkway, Suite 250
Alameda, California 94502

**FEBRUARY 15, 2011
REF. NO. 521000 (11)**

This report is printed on recycled paper.

**Prepared by:
Conestoga-Rovers
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FIGURE 3 REVISED UTILITY CONDUITS AND PROPOSED SUB-SLAB
VAPOR PROBE LOCATIONS

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APPENDIX A AGENCY CORRESPONDENCE

1.0 INTRODUCTION

On behalf of Mr. John Nady, Conestoga-Rovers & Associates (CRA) submits this *Second Addendum to the Sub-slab Vapor Probe and Additional Site Assessment Workplan (Workplan)*, dated May 14, 2010, for the site referenced above. This document is in response to comments regarding potential additional utility conduits beneath the site, per ACEH's December 30, 2010 and January 18, 2011 emails. A copy of the December 30, 2010 and January 18, 2011 emails are included as Appendix A. ACEH is the lead agency for this site.

1.1 SITE INFORMATION

Site Address	1137-1167 65 th Street, Oakland, CA
Site Use	Commercial
Client and Contact	John Nady, Trustee of the Nady Trust Contact: Frederic Schrag
Consultant and Contact Person	CRA, Robert Foss, P.G.
Lead Agency and Contact Person	ACEH, Ms. Barbara Jakub
Agency Case No.	RO0000082

2.0 RESPONSES TO EMAIL COMMENTS

2.1 EMAIL COMMENT - DECEMBER 30, 2010

The comment pertains to the path of sewer laterals leaving the site and tying into the main sewer line beneath 65th Street. From the sweep of the cleanouts previously identified in the 65th Street sidewalk, we have extended the sewer laterals to show where they should join the main line beneath the street. The direction of the cleanouts indicate that the laterals continue straight toward the main line. The attached Figure 3 illustrates the inferred path of the sewer laterals to their junctions with the main sewer line beneath 65th Street.

2.2 EMAIL COMMENT - JANUARY 18, 2011

The comment in this email is that it is unusual for storm drains to merge with sewer lines. While this is unusual by modern construction standards, it has historically

occurred in certain areas of Oakland and San Francisco. In fact, in San Francisco the entire storm drain and sanitary sewer system are combined into one. The attached Figure 3 has been updated to include additional storm drain lines tied into the sewer line traversing beneath the breezeway. The January 18 email also inquires about restrooms at the facility. We have surveyed the site again to locate the various restrooms and have plotted them on the revised Figure 3, as well. With the various modifications within the four buildings, such as raised floors, "temporary" walls, etc, it is difficult to detect the sewer lines from restrooms. As a result, several of the sewer line traces shown on the figure are inferred and are based on sounds emanating through sewer cleanouts when toilets were flushed within the buildings. The trace of the sewer line from the restroom in the southern end of 1167 65th St is inferred by a series of concrete cuts in the patio area bordering Peabody Lane. This patio area is identified by the location of former tanks 1 through 4.

Additionally, you will note there is an upstairs restroom in the northeastern corner of the building labeled as 1167 65th Street. Directly below that restroom, on the ground floor, is the drain line leading away from the wash trough, joined by the drain line from a wall sink and tying into the sewer/storm drain beneath the breezeway. The other sewer line indicated in this area is the line from the upstairs restroom. That line reveals itself as a 4-inch diameter metal pipe tracing vertically down through the first floor ceiling, making a 90-degree turn toward the north and disappearing into the wall. An observation of the room directly north of the wash trough does not show the trace of the pipe in that direction, and it appears that the wall in that room was constructed leaving a space where the pipe is located. There is no sewer cleanout beneath the 65th St sidewalk to indicate that the pipe traverses beneath the floor and leaves the building to the north. Without removing the constructed walls within the building, there is no way to confirm the specific path of the sewer line. However, considering the nearby sewer line beneath the breezeway and the lack of a cleanout beneath the sidewalk we presume that, behind the wall, the sewer line runs vertically down and beneath the floor, heading toward the east to tie into the sewer line beneath the breezeway.

2.3 ADDITIONAL COMMENT - JANUARY 18, 2011 EMAIL

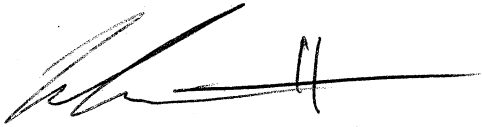
An accurate determination of utility depths beneath the site could not be achieved by the mechanical means used to identify them. Estimated depths of the utilities are made from observations of sewer line cleanouts, storm drain grates and the fact that these are gravity flow lines. The sewer cleanouts beneath the sidewalk on 65th Street indicate the lines, at those locations, are approximately 2.5 to 3 fbg. The entire site slopes gently toward the north, and the sidewalk is lower still. Since the storm drain/sewer lines flow

by gravity, they must be vertically higher beneath the buildings. Considering the sloping topography and the gravity flow, it is estimated that all drain and sewer lines would be buried no deeper than four feet beneath the buildings. The former product lines are inferred to be this shallow, as well. Due to the inability to accurately determine utility depths, no estimates are made on the figure. It is noted in the explanation that all utility depths beneath the buildings are estimated to be no deeper than 4 fbg.

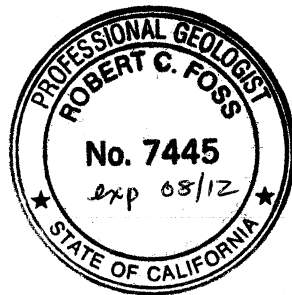
3.0 SCHEDULE

We believe that this submittal should resolve all remaining ambiguities with respect to potential preferential vapor migration pathways resulting from utility conduits beneath the buildings. We await the ACEH review and approval of the workplan. Upon written receipt from ACEH of workplan approval, CRA will proceed to permit the soil borings along Ocean Avenue and on Peabody Lane. Once permitting and logistics are coordinated, CRA will conduct the fieldwork, including the installation of the proposed sub-slab vapor probes, then return to the site to collect subsequent vapor samples. CRA will submit and upload the report to the ACEH website within 8 weeks of the receipt of all laboratory analytical data.

Respectfully Submitted
CONESTOGA-ROVERS & ASSOCIATES



Calvin Hee

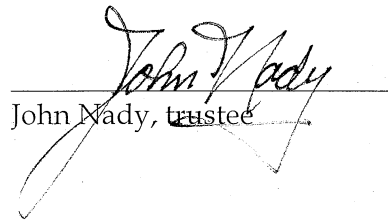


Robert Foss, P.G.,

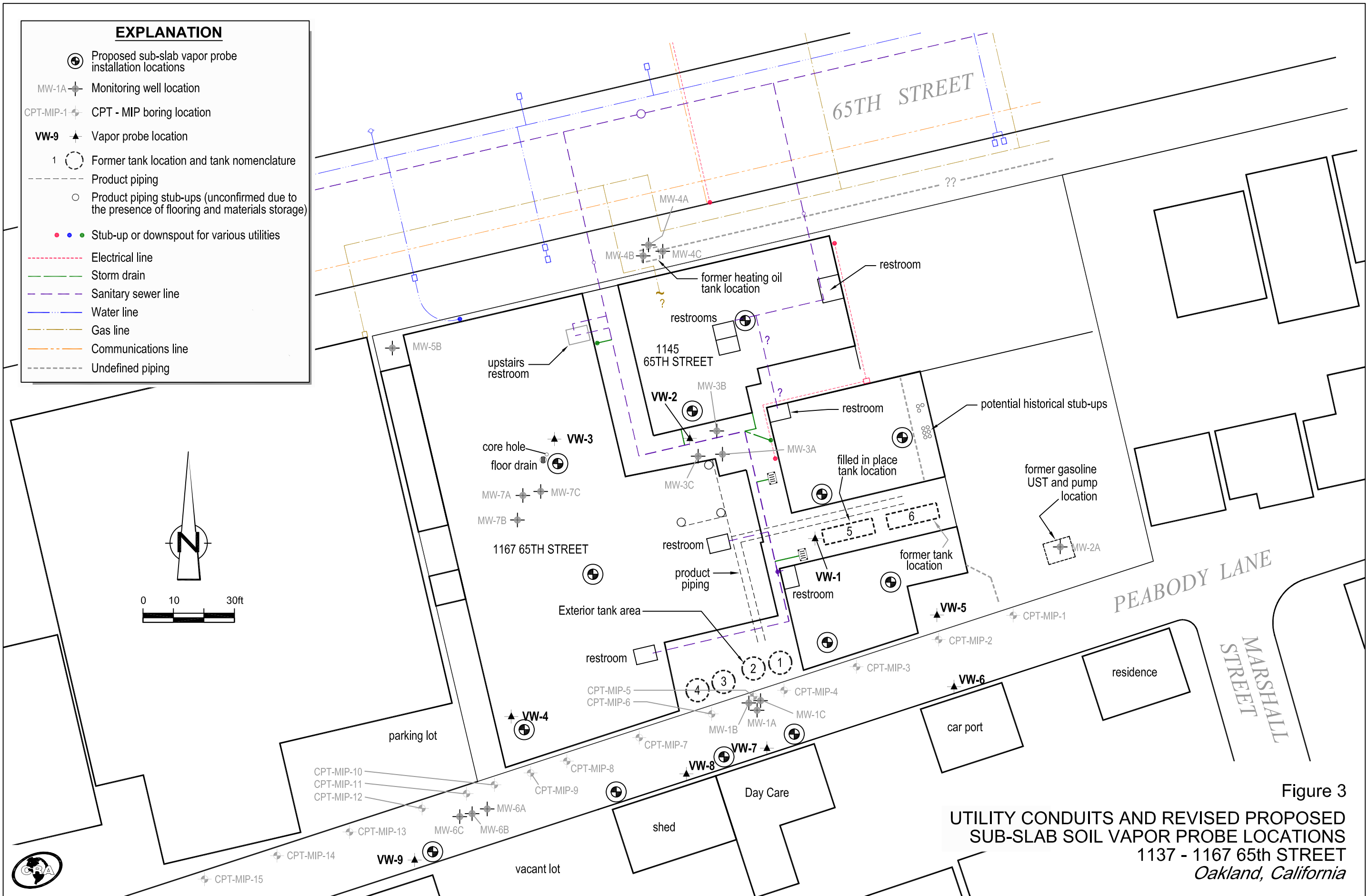
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I declare, under penalty of perjury, that the information and/or recommendations contained in the attached document or report is true and correct to the best of my knowledge.

Nady Trust U/D/T dated 1/21/1997


John Nady, trustee

FIGURE



APPENDIX A

AGENCY CORRESPONDENCE

Foss, Bob (Robert)

From: Jakub, Barbara, Env. Health [barbara.jakub@acgov.org]
Sent: Thursday, December 30, 2010 11:28 AM
To: Foss, Bob (Robert)
Cc: schrag@nady.com
Subject: RE: Agency Case No. RO0000082 - Still awaiting your letter regarding Mr. Nady's site at 1137-1167 65th Street in Oakland

Dear Mr. Nady and Mr. Foss,

Unfortunately, it's been busy around here and we can't always meet or get to everything on the schedule. We did meet last week to discuss the site and we still have questions with the conduit maps in particular with the locations of utility laterals (in particular the sewer). Please send an updated conduit map showing the locations of the sewer laterals from the buildings to the street and any other laterals that may exist beneath the building.

Regards,
Barb Jakub

From: Foss, Bob (Robert) [mailto:bfoss@croworld.com]
Sent: Thursday, December 30, 2010 10:45 AM
To: Jakub, Barbara, Env. Health
Cc: schrag@nady.com
Subject: Agency Case No. RO0000082 - Still awaiting your letter regarding Mr. Nady's site at 1137-1167 65th Street in Oakland

Barbara:

As of today, December 30, we still have not received the correspondence we discussed on November 29 regarding the proposed scope of work for further investigation of potential vapor intrusion into onsite and possible vapor intrusion into offsite buildings. When we spoke, you had said that you would be meeting with Donna Drogos to discuss, edit and finalize your letter within the following several weeks. That would have been by December 17.

We would like to proceed with the proposed investigation, so we encourage you to complete your review and finalize the letter providing agency direction as we move forward. Thank you in advance for your attention to this matter.

Bob Foss

Robert C. Foss, P.G.
Conestoga-Rovers & Associates (CRA)
5900 Hollis Street, Suite A
Emeryville, CA 94608
(510) 420-3348 office
(925) 413-8707 cell
(510) 420-9170 fax

Foss, Bob (Robert)

From: Jakub, Barbara, Env. Health [barbara.jakub@acgov.org]

Sent: Tuesday, January 18, 2011 4:55 PM

To: Foss, Bob (Robert)

Cc: schrag@nady.com

Subject: RE: RO0000082 - Response to your inquiry about sewer laterals at 1137-1167 65th St, Oakland

According to your map the storm drain goes into the sewer lateral. This is unusual. Also, there should be restrooms at the facility somewhere. Where are the sewer lines for these? I understand that water flows to the SW but we are looking at soil vapor sampling. The location and depth could be pertinent. Also, the standard of care for a utility survey includes depths of utilities. These should also be included on the map.

From: Foss, Bob (Robert) [mailto:bfoss@croworld.com]

Sent: Friday, January 14, 2011 11:11 AM

To: Jakub, Barbara, Env. Health

Cc: schrag@nady.com

Subject: RO0000082 - Response to your inquiry about sewer laterals at 1137-1167 65th St, Oakland

Figure 3 of the September 30, 2010 Workplan Addendum contained all the information obtained during the conduit study conducted September 9. The conduit study did not detect the location of the sewer laterals as they traced beyond the cleanouts in the sidewalk. The explanation for the non-detection appears to be that many metal lines transition to clay or cement piping as they leave private property. Additionally, these sewer lines run toward the north, and groundwater consistently flows either southwesterly, or occasionally, toward the west.

Due to your concern expressed below, CRA questioned California Utility Services, our contractor, and we found that they had confirmed the sewer piping continued directly toward the main sewer line beneath 65th by opening the cleanouts and observing that the sweep direction (of the cleanouts) were in the direct line of the laterals leaving the property.

Based on that information, we have revised our utility map to show the lines leaving the property and joining the sewer main as inferred. A copy of this revised figure is attached. CRA will upload the revised site plan figure upon your confirmation. CRA can do this by either including the revised figure in the workplan addendum and re-uploading the entire document again, or by uploading it as a separate item. Please advise us of your preference.

With the submittal of this revised figure, we hope to receive your approval of the proposed scope of work and proceed with this additional investigation.

Thank you.

Bob Foss

Robert C. Foss, P.G.
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2/11/2011