

Detterman, Mark, Env. Health

From: Jessica Daugherty [jdaugherty@ekiconsult.com]
Sent: Monday, September 26, 2016 7:14 PM
To: Barbara Wells; Kevin Meixner; Manola Bella; Cheryl.Prowell@waterboards.ca.gov
Cc: Detterman, Mark, Env. Health; Maurice Kaufman; Michelle King
Subject: 2016 Cap Status Assessment Report-64th St Properties
Attachments: CapStatusAssessmentReport_64thStProp_Sep2016.pdf

Ms. Prowell-

Attached, please find the 2016 *Cap Status Assessment Report for the 64th Street Properties*, in Emeryville, California, dated September 2016. EKI is submitting this report on behalf of SIMEON Commercial Properties, pursuant to the requirements of the *Final Risk Management Plan for the 64th Street Properties*, dated 30 August 1999.

Please let me know if you have any questions.

Thank you.

Jessica

Jessica Fadde Daugherty



1870 Ogden Drive,
Burlingame, California 94010
P: 650.292.9067 | C: 650.759.0965
jdaugherty@ekiconsult.com
www.ekiconsult.com

23 September 2016

Cheryl Prowell
California Regional Water Quality Control Board
San Francisco Bay Region II
1515 Clay Street, Suite 1400
Oakland, California 94612

Subject: Cap Status Assessment Report
September 2016
64th Street Properties, Emeryville, California
(EKI 990016.08)

Dear Ms. Prowell:

On behalf of SIMEON Commercial Properties, Erler & Kalinowski, Inc. (“EKI”) is pleased to present this letter report summarizing the recent assessment of the cap at the 64th Street Properties located at 1480 64th Street, Emeryville, California (“Site”). The location of the Site is shown on the figure included as Attachment A.

The cap status assessment at the Site was conducted on 29 August 2016 in accordance with the *Final Risk Management Plan for the 64th Street Properties*, dated 30 August 1999 (“RMP”). The RMP requires that the Site cap be assessed every two years to see if there has been damage or disturbance that could possibly expose potentially impacted underlying soil. All soil required to be covered are to be covered with materials such as concrete building slabs, pavement, or clean soil cover. The clean soil cover is to be at least 3 feet thick, unless otherwise noted (Attachment B). This report includes a current assessment of the cap status.

In accordance with the RMP, Areas A and C are required to be covered with buildings, asphalt, concrete, or 3 feet of clean fill in landscaped areas. Areas A and C are shown on the figure included as Attachment B. In accordance with the RMP, EKI observed the Site landscaped and paved areas to assess whether the cover materials are significantly damaged or disturbed. On 29 August 2016, EKI conducted a visual cover system status assessment. The landscaping appeared to be in place as it was two years ago with no visible signs of degradation. The paved areas were also observed to be in good condition, except for some cracks in the sidewalk along the southern edge of Area A (Photo 26, Attachment C). Photographs taken for the cap status assessment are included as Attachment C. Refer to Attachment B to identify photograph locations.

In addition to the visual assessment, EKI contacted Barbara Mondani Wells, Simeon’s property manager for the Site, to identify possible subgrade repairs or construction activities that may have

Letter to Ms. Prowell (SFRWQCB)
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damaged or disturbed the cap materials. Ms. Wells informed EKI through email, on 2 September 2016, that there has been no subsurface work or cap maintenance on the Site since 2014.

In summary, based on our visual assessment of the cap, the cap appears to be in a similar condition to that after repairs were made in 2013, except for some cracks in the sidewalk along the southern edge of Area A (Photo 26, Attachment C). Ms. Wells informed EKI through email, on 12 September 2016, that planned replacement of the cracked sidewalk will occur in 2017. The sidewalk replacement will be observed and reported on in the next Cap Status Assessment Report in 2018.

Please call with any questions or comments (650) 292-9100.

Very truly yours,

ERLER & KALINOWSKI, INC.



Jessica Fadde Daugherty, P.G.
Project Geologist



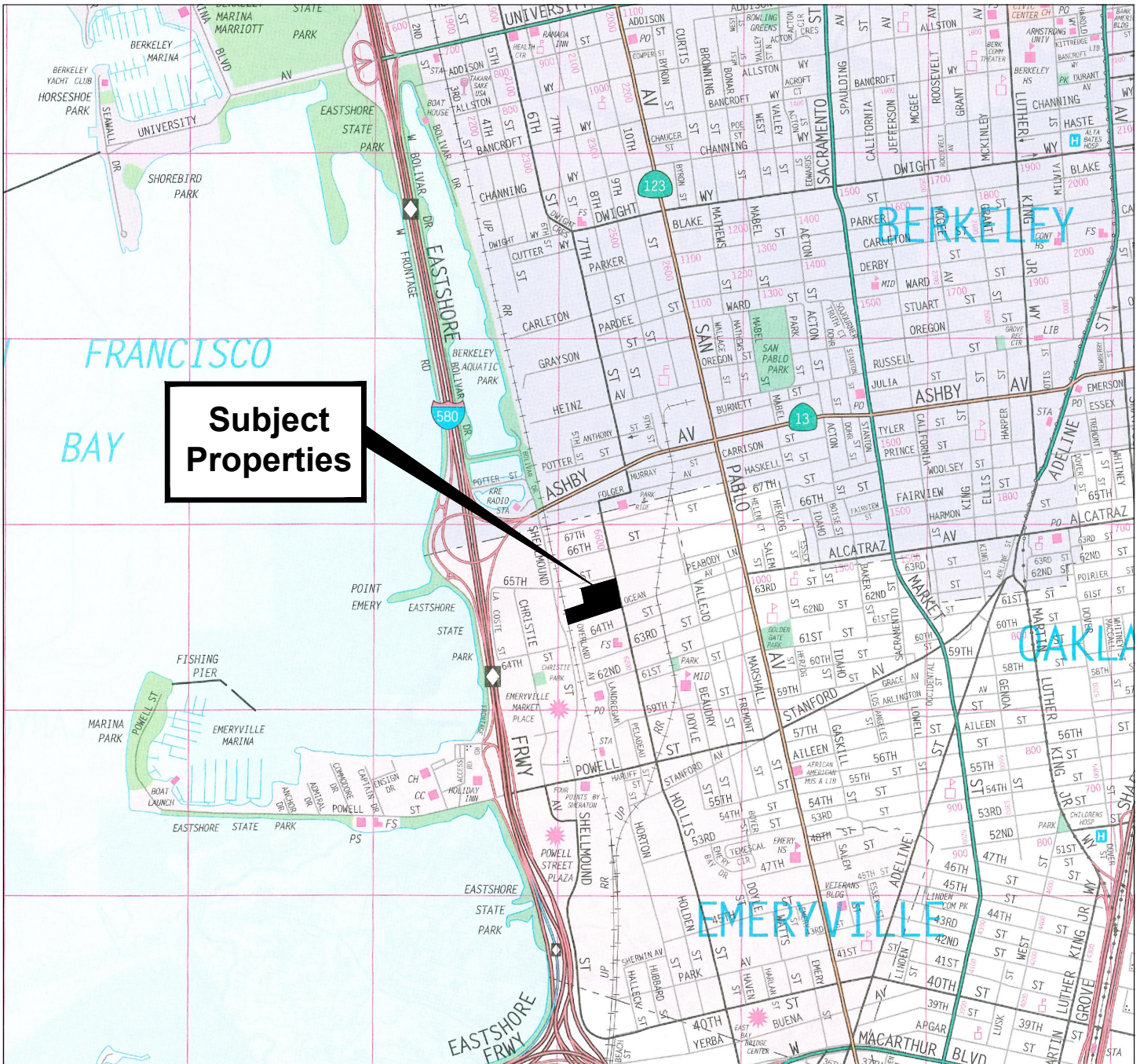
Michelle K. King, Ph.D.
Project Manager

cc: Barbara Mondani Wells, SIMEON Commercial Properties
Maurice Kaufman, City of Emeryville
Mark Detterman, Alameda County Health Agency

ATTACHMENTS

Attachment A	Site Location
Attachment B	Cap Status Assessment Photograph Locations
Attachment C	Photographs Taken for the Cap Status Assessment on 29 August 2016

ATTACHMENT A
SITE LOCATION



Basemap Source: The Thomas Guide, San Francisco, Alameda and Contra Costa Counties, 2000



0 2000 4000



(Approximate Scale in Feet)

Erler & Kalinowski, Inc.

Site Location

64th Street Properties
Emeryville, CA

September 2016
EKI 990016.08

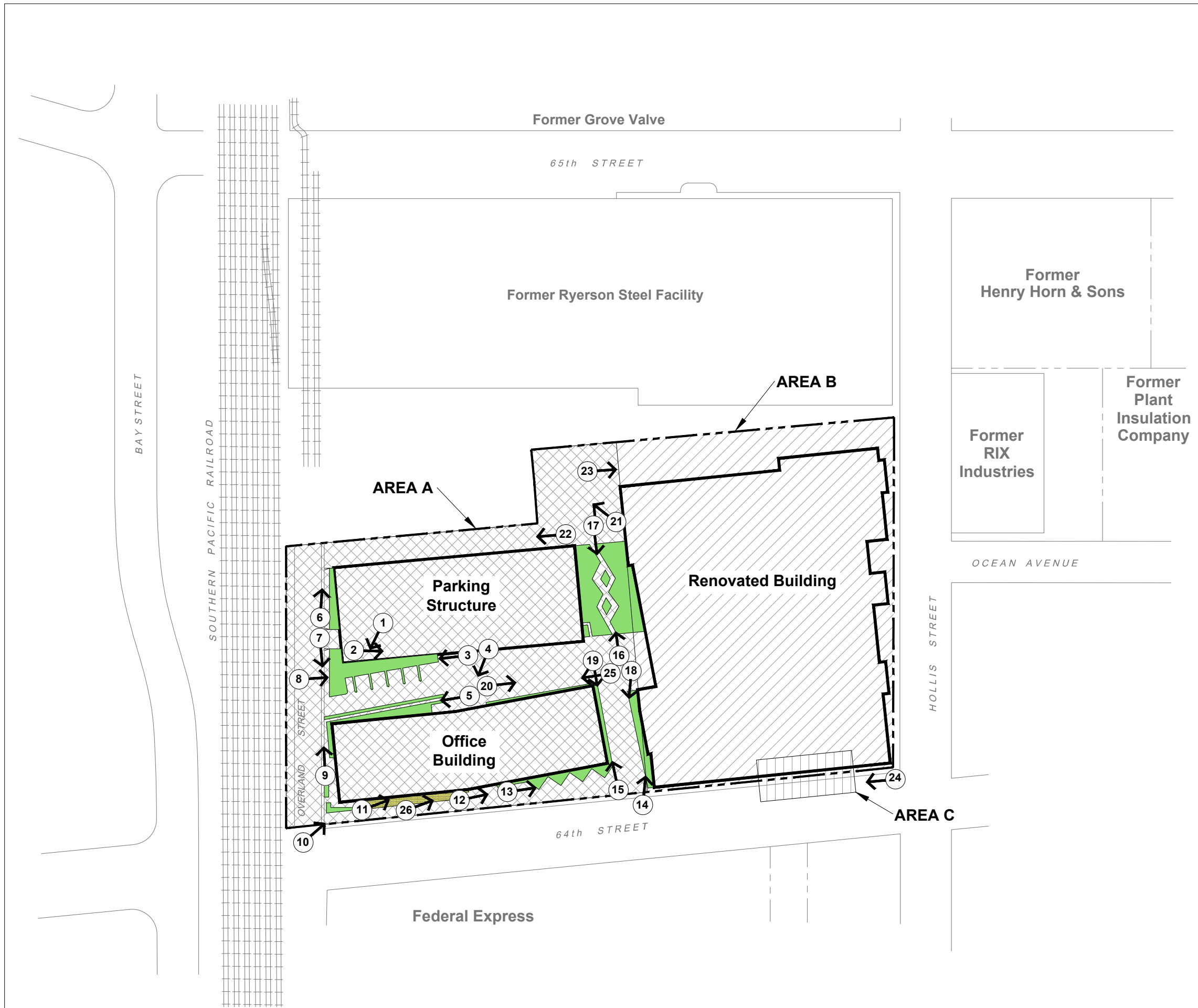
Attachment A

Note:



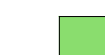

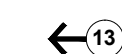
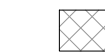
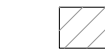
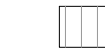
1. All locations are approximate.

ATTACHMENT B

CAP STATUS ASSESSMENT PHOTOGRAPH LOCATIONS



LEGEND

-  Railroad Tracks
-  Boundary of 64th Street Properties
-  Landscape Area
-  Landscape Area Which Does Not Have 3 Feet of Clean Cover Everywhere (Note 3)
-  Direction of Arrow Indicates Viewpoint of Photographer and Number Indicates Photo Number (Note 4)
-  Area A
-  Area B
-  Area C

Notes:

1. All locations are approximate.
2. Basemap taken from Sanborn maps dated 1911 and 1967.
3. Within 2 feet of the edges, clean fill thickness varies between 1 and 3 feet. Clean fill is thinnest at the edge of this landscape area.
4. See Attachment C of Cap Status Assessment Report, June 2013, for photographs.

Erler & Kalinowski, Inc.

Cap Status Assessment
Photograph Locations

64th Street Properties
Emeryville, CA
September 2016
EKI 990016.08
Attachment B

ATTACHMENT C

**PHOTOGRAPHS TAKEN FOR THE CAP
STATUS ASSESSMENT
(ON 29 AUGUST 2016)**

Attachment C



Photo 1



Photo 2

Attachment C

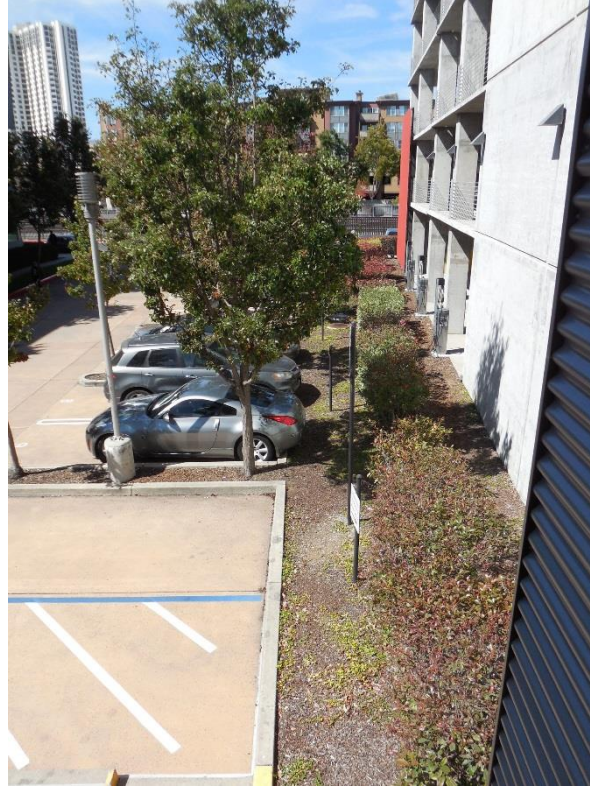


Photo 3



Photo 4

Attachment C



Photo 5



Photo 6

Attachment C



Photo 7



Photo 8

Attachment C



Photo 9



Photo 10

Attachment C



Photo 11

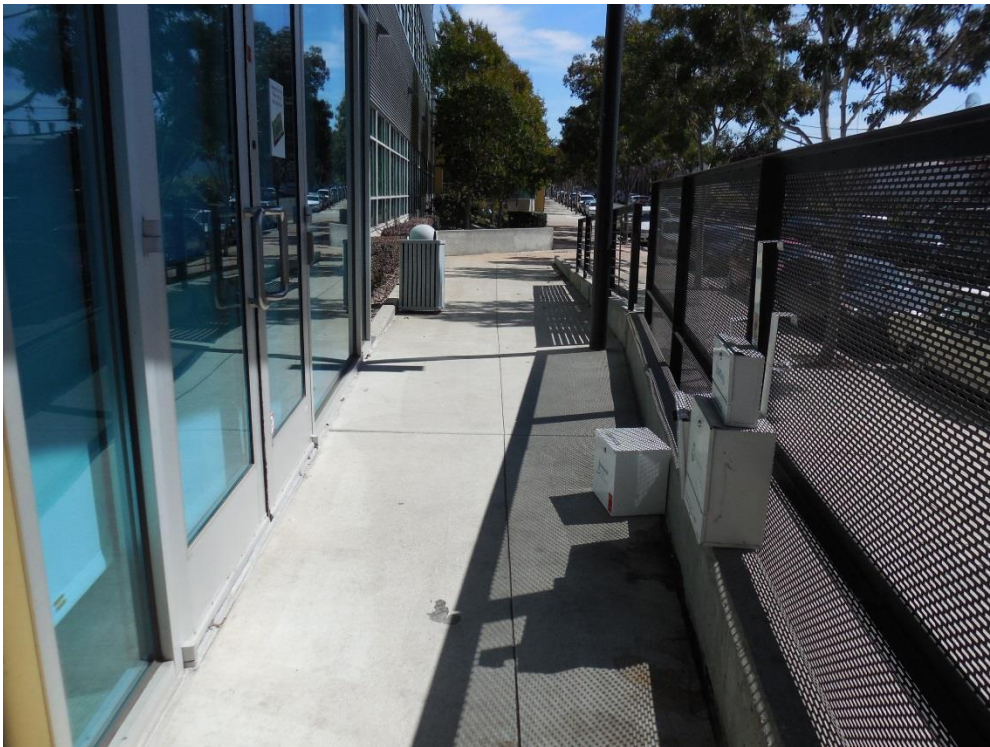


Photo 12

Attachment C



Photo 13



Photo 14

Attachment C



Photo 15



Photo 16

Attachment C



Photo 17



Photo 18

Attachment C



Photo 19

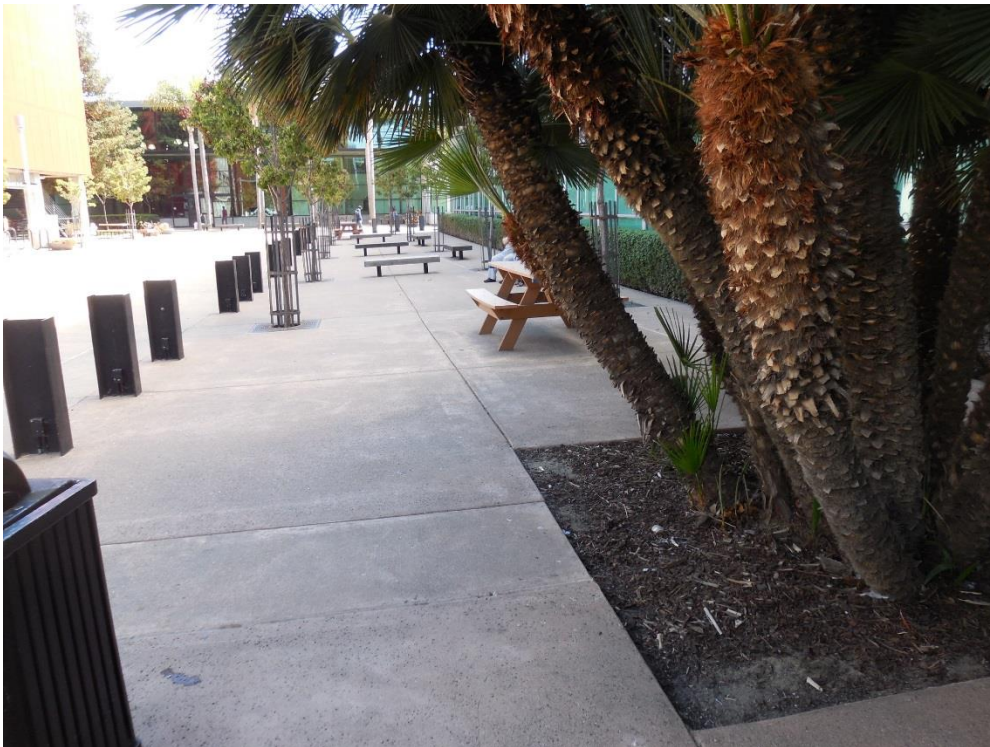


Photo 20

Attachment C



Photo 21



Photo 22

Attachment C



Photo 23



Photo 24

Attachment C



Photo 25



Photo 26