

Chan, Barney, Env. Health

From: Dai Watkins [daiw@sanjoco.com]
Sent: Friday, October 07, 2005 12:35 PM
To: Chan, Barney, Env. Health
Cc: Don; Paul Atherton; Brooke SJC; xtong@otgenviroengineering.com
Subject: Completion of POat REmediation Monitoring SNK Andante Project 3992 San Pablo Ave. Emeryville
Attachments: PostRemMonitMW8.pdf

Barney:

On September 23, 2005, we performed the last quarterly round of the one year post remediation groundwater quality monitoring requested by Eva when she got her "OK to construct" letter for the project.

As you can see in the attached tabulation, the full year of monitoring results show that the concentrations of analytes of concern in well SJC-MW8 were orders of magnitude lower than we assumed for the RBCA health risk analysis we ran for the development.

As soon as I can get to it, I will prepare a formal "Post Remediation Groundwater Quality Report" for the site and submit it to you for review.

Dai

Ro 2530

Chan, Barney, Env. Health

From: Erika Brown [ebrown@snk.com]
Sent: Tuesday, April 26, 2005 9:51 AM
To: Chan, Barney, Env. Health
Cc: Don Peterson; John Dickinson
Subject: RE: Deed Restriction for SNK Andante, 3992 San Pablo Ave., Emeryville, RO2530

Actually, the person designated to take Lisa's place is Jon Dickinson.

His contact info is as follows:
SNK Development Inc.
3996 San Pablo Avenue, Suite A
Emeryville, CA 94608
PH: 510-653-4183
FX: 510-653-4186
email: jdickinson@snk.com

I received this email from Dai Watkins/San Joaquin Company yesterday, and forwarded it to Jon for action. Any further communication should occur between you and Jon.

Thank You,
Erika Brown
Project Manager

SNK CONSTRUCTION INC.
1103 40th Street, Emeryville, CA 94608
P: 510-658-7350 ext. 17 F: 510-653-5285

-----Original Message-----

From: Chan, Barney, Env. Health [mailto:barney.chan@acgov.org]
Sent: Tuesday, April 26, 2005 8:26 AM
To: ebrown@snk.com
Subject: FW: Deed Restriction for SNK Andante, 3992 San Pablo Ave., Emeryville, RO2530

Ms. Brown: I understand you are the new contact not Ms. Erickson.

From: Chan, Barney, Env. Health
Sent: Friday, April 22, 2005 12:41 PM
To: 'lerickson@snk.com'
Cc: Drogos, Donna, Env. Health; daiw@sanjoco.com
Subject: Deed Restriction for SNK Andante, 3992 San Pablo Ave., Emeryville, RO2530

Dear Ms. Erickson:

We have received a copy of the recorded deed restriction for the referenced site. Please be aware that environmental deed restrictions in Alameda County jurisdiction must be in the form of the County approved format and approved by our office prior to filing. I have attached a copy of the county model deed restriction. Please complete and submit to our office for review.

Thank you,

Barney M. Chan

6/28/2007

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

September 17, 2004

Mr. Don Peterson
SNK Captec Andante LLC
1103 40th St.
Emeryville, CA 94608

Dear Mr. Peterson:

Subject: Toxics Case RO0002530, SNK Andante Project, 3992 San Pablo Ave., Emeryville, CA 94608

Our records indicate that the current balance on the above-referenced Toxics oversight account is -\$21.90. In order to continue to provide regulatory oversight we are requesting the submittal of a check made payable to Alameda County Environmental Health in the amount of \$2500.00. Please send your check to the attention of our Finance Department.

This initial deposit may or may not be sufficient to provide all necessary regulatory oversight. ACEH will deduct actual costs incurred based upon the hourly rate specified below. If these funds are insufficient, additional deposit will be requested. Otherwise, any unused monies will be refunded to you or your designee.

The deposit is authorized in Section 6.92.040L of the Alameda County Ordinance Code. Work on this project is being debited at the Ordinance specified rate, currently \$160.00 per hour.

Please write "TOXICS" (the type of project), the site address and the AR# 0308861 on your check.

If you have any questions, please contact me at (510) 567-6862.

Sincerely,

Ariu Levi
Division Chief

cc: D. Drogos, B. Chan



ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1111 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-0577
(510) 347-6710
FAX (510) 327-9335

RO0002530

July 2, 2003

Mr. Dai Watkins
The San Joaquin Company
1120 Hollywood Ave Suite 3
Oakland, CA 94602-1459

RE: SNK Andante Project at 3992 San Pablo Ave, Emeryville, CA

Dear Mr. Watkins:

Alameda County Environmental Health (ACEH) staff reviewed the *Contractor's Report of Remediation* dated June 2003 and prepared by Dietz Irrigation for the above referenced site. Soil and groundwater at the site was impacted predominantly with total petroleum hydrocarbons (TPH as gasoline and some diesel and/or motor oil) and BTEX constituents. The affected area was excavated in April through May 2003, removing approximately 7075 tons of soil. The excavation was extended to depths ranging from 6.5 to 13 feet bgs. Confirmation soil samples were collected for TPHg, TPHd, TPHms, and BTEX analyses. Select samples were also analyzed for ether oxygenates, ethanol and PNAs. Residual benzene concentrations that exceeded the RWQCB's RBSLs (0.18 ppm for residential use) were identified at depths of 8.0 to 12.7 feet bgs. This zone of contamination is frequently below groundwater elevation (groundwater is believed to range from 6 to 10 feet bgs).

A draft Tier 2 RBCA (health risk analysis) was prepared for the site and presented to ACEH staff and Mr. Roger Brewer of the SF-RWQCB on June 23, 2003. A complete engineering report is due to ACEH by July 28, 2003. Based on the risk analysis, it does not appear that residual soil and water contamination would pose a significant risk to human health. Additional soil remediation is not warranted at this time.

Based upon the available information provided to date, and with the provision that the information provided was accurate and representative of site conditions, ACEH does not object to the redevelopment of the site into commercial and high density residences provided the following provisions are met:

- A vapor tight barrier/membrane shall underlie all structures (with the exception of the parking structure) within the remediated area. No utilities shall penetrate the vapor barriers.
- Clean imported soil shall comprise the upper 3 feet of all landscaped areas, planting boxes, etc.
- Installation of water supply wells on the property is prohibited.
- Single family residential or townhome use of the property is prohibited.

Dai Watkins
re: 3992 San Pablo Ave, Emeryville
July 2, 2003
Page 2 of 2

- Groundwater monitoring wells are required to assess effectiveness of remediation. Groundwater shall be monitored quarterly for a minimum of one year. The wells must be completed by the final construction phase of the project (anticipated in late 2004).
- A deed restriction specifying the above items, at a minimum, shall be recorded and a copy of the recorded deed shall be submitted to this agency and the City of Emeryville. Before drawings (prior to soil removal) and after drawings (after final soil removal) clearly delineating areas where soil does and does not exceed screening levels for unrestricted land use are to be included in the deed restriction. The maps are to include depth contours to depict the estimated vertical depth of impact.

If you have any questions, I can be reached at (510) 567-6762 or by email at echu@co.alameda.ca.us.



eva chu
Hazardous Materials Specialist

c: Roger Brewer, SF-RWQCB
Donna Drogos
Ignacio Dayrit, City of Emeryville

Serial No.	Employee ID	Activity Date	Record ID	P/E	Activity	Services	STOP TIME_A	Facility Name
DA0099005	EE0000055	3/12/2003	RO0002530	5502	216	B92		
DA0099014	EE0000055	3/14/2003	RO0002530	5502	18	B92		
DA0100866	EE0000055	3/18/2003	RO0002530	5502	192	B92		
DA0100671	EE0000055	3/19/2003	RO0002530	5502	60	B92		
DA0100685	EE0000055	3/24/2003	RO0002530	5502	180	B92		
DA0100694	EE0000055	3/25/2003	RO0002530	5502	48	B92		
DA0100699	EE0000055	3/26/2003	RO0002530	5502	300	B92		
DA0102442	EE0000055	4/8/2003	RO0002530	5502	12	B92		
DA0103799	EE0000055	4/14/2003	RO0002530	5502	30	B92		
DA0103878	EE0000055	4/17/2003	RO0002530	5502	24	B92		
DA0106603	EE0000055	5/8/2003	RO0002530	5502	180	B92		
DA0108257	EE0000055	5/12/2003	RO0002530	5502	48	B92		
DA0109298	EE0000055	5/23/2003	RO0002530	5502	24	B92		
DA0109424	EE0000055	5/28/2003	RO0002530	5502	30	B92		
DA0111203	EE0000055	6/9/2003	RO0002530	5502	18	B92		
DA0112639	EE0000055	6/17/2003	RO0002530	5502	30	B92		
DA0113149	EE0000055	6/23/2003	RO0002530	5502	288	B92		
DA0113162	EE0000055	6/25/2003	RO0002530	5502	90	B92		
DA0113290	EE0000119	6/25/2003	RO0002530	5502	18	B92		

1806 minutes

1806 minutes = 30.1 hours.

Other charges

1 hour admin -	1.0
6/30/03	1.0
<hr/>	
7/01/03	0.9
7/2/03	2.0
	<hr/>
	6.9

32.1 hrs @ \$105/hr
 = \$3,370.50

2.9 hrs @ \$158/hr
 = \$458.20

As of 7/02/03

Total 37 hours charged

Total charged 3,370.50 + ~~458.20~~
 = \$3,828.70

Total deposit \$5000.00

Balance \$1,171.30

10-2530

THE SAN JOAQUIN COMPANY INC.
1120 HOLLYWOOD AVENUE, SUITE 3, OAKLAND, CALIFORNIA 94602

Alameda County

JUL 15 2003

Environmental Health

SNK Captec Andante LLC.
1103 40th Street
Emeryville, CA 94608

Date: June 30, 2003

Our Reference : 9401.205

Attention : Mr. Don Peterson

**Subject: Agency Guidance on Environmental Requirements for
SNK Captec Andante Site, Emeryville, CA.**

Dear Don:

Attached is a letter from the Alameda County Health Care Services Agency (ACHCSA) stating that they agree that the soil remediation program recently completed at SNK Captec Andante LLC's property at 3992 San Pablo Avenue in Emeryville California has been successfully completed. The letter also authorizes you to proceed with construction on that site.

We have discussed the technical requirements cited in the letter with ACHCSA's Case Officer and are now able to provide the following additional guidance with respect to the placement of an impermeable membrane beneath the floor slabs of some of the buildings that are to be constructed on the site.

The "vapor tight barrier/membrane" membrane discussed in the attached letter should be interpreted to mean an impermeable membrane. That membrane must not permit the migration of components of fuel hydrocarbons across it, or degrade in the presence of benzene or other components of gasoline or diesel.

The impermeable membrane should be placed beneath the whole of the floor slab of Building 1, the floor slabs of the three northernmost apartments on the ground floor of Building 3A, and the floor slabs of the two northernmost commercial units on the ground floor of Building 2A.

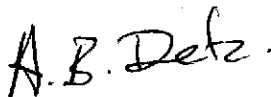
Service ducts or pipes may penetrate the impermeable membrane placed beneath floor slabs, but only if the ducts or pipes are installed before the membrane is placed. At all points where pipes or ducts penetrate the membrane the membrane shall be sealed to the ducts or pipes in compliance with the membrane manufacturer's specifications.

The ACHCSA letter also calls for installation of groundwater-quality monitoring wells at

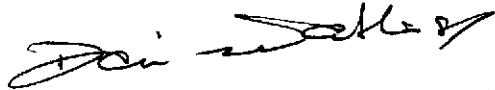
the site, and preparation and recording of a deed restriction for the property. Installation of impermeable membranes beneath floor slabs, deed restrictions and groundwater quality monitoring programs are routinely required for sites where remaining contamination is higher than standards that have been established by the California Regional Water Quality Control Board - San Francisco Bay Region.

It is recognized that wells are difficult to install at a site where active construction is in progress. Accordingly ACHCSA will permit the well installation work to be deferred until the late stages of your construction program. Before installation of the wells is scheduled we recommend that you discuss the financial responsibility their installation and recovery of samples from them with the City of Emeryville together with the City's financial responsibility for the environmental remediation work that was required on the 3992 San Pablo Avenue property. Although three underground storage tanks were discovered on your property they were not the source of the contamination of soil and groundwater beneath the site. The contamination migrated to your property from the land to the north, which is today beneath 40th. Street and is the property of the City of Emeryville.

Sincerely



H. B Dietz
Vice-President
The San Joaquin Company Inc.



D. J. Watkins, Ph.D., PE
Geotechnical Engineer
The San Joaquin Company Inc.

cc: Mr. Karl Huff
Ms Lisa Eickerson
Mr. Tom Achen
Ms Eva Chu

Chu, Eva, Env. Health

From: Galloway, Eric, Env. Health
Sent: Wednesday, March 12, 2003 3:13 PM
To: Chu, Eva, Env. Health
Subject: THE SAN JOAQUIN COMPANY

AR 0308861/ INVOICE 00021353