

## Drogos, Donna, Env. Health

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**From:** Plunkett, Steven, Env. Health  
**Sent:** Wednesday, April 01, 2009 1:35 PM  
**To:** Ignacio Dayrit  
**Cc:** Xinggang Tong; Drogos, Donna, Env. Health  
**Subject:** RE: Final remedial action at Magnolia Terrace, 4001 Adeline Street, Emeryville, CA

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**Categories:** Mail\_Cases

Ignacio and Xinggang,

I have scheduled a conference call with Donna for tomorrow afternoon between 2:30 and 3:00. The purpose of the call will be to discuss the City of Emeryville property parcel ID#49-1025-26-3, located on the corner of 40th Street and Adeline Street.

Thank you for your cooperation.

Sincerely,  
Steven Plunkett  
Hazardous Materials Specialist  
Alameda County Environmental Health  
1131 Harbor Bay Parkway  
Alameda, CA 94502-6577

Phone: (510) 383-1767  
Fax: (510) 337-9335  
E-mail: [steven.plunkett@acgov.org](mailto:steven.plunkett@acgov.org)

Online case files are available at the website below <http://www.acgov.org/aceh/index.htm>

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"The bicycle is a curious invention,  
The passenger is also its engine."

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

**From:** Ignacio Dayrit [<mailto:idayrit@ci.emeryville.ca.us>]  
**Sent:** Wednesday, April 01, 2009 8:59 AM  
**To:** Xinggang Tong; Plunkett, Steven, Env. Health  
**Cc:** [bsteinhauser@hceb.org](mailto:bsteinhauser@hceb.org); [hceb\\_brianne@yahoo.com](mailto:hceb_brianne@yahoo.com)  
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Dear Mr. Plunkett

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Thank you.

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City of Emeryville

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We very appreciate your help to get this project moving, thank you.

Xinggang Tong  
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Thanks so much - REALLY appreciate it!

Ignacio

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Donna

Donna L. Drogos, PE  
LOP Program Manager  
Alameda County Environmental Health  
1131 Harbor Bay Parkway  
Alameda, CA 94502

510-567-6721  
donna.drogos@acgov.org

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**Sent:** Wednesday, April 01, 2009 9:21 AM  
**To:** ddrogos@co.alameda.ca.us  
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**Subject:** RE: Final remedial action at Magnolia Terrace, 4001 Adeline Street, Emeryville, CA

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All,

Brianne at the Housing Consortium of the East Bay has set up a conference call number for tomorrow 2:30 pm conference call that we can all call in:

1-888-617-3400  
passcode: 273382

Thanks to all.

Xinggang  
OTG

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To: Plunkett, Steven, Env. Health

Cc: Ignacio Dayrit; bsteinhauser@hceb.org; hceb\_brianne@yahoo.com

Subject: RE: Final remedial action at Magnolia Terrace, 4001 Adeline Street, Emeryville, CA

Hi Steven,

Sorry to keep bugging you. Any availability for a meeting next week?

In fact, we may not need to meet in face since you and Donna are very busy. All we need is your clearance of renovating the residential building without installing a Liquid Boot vapor barrier as the soil gas survey data showed that VOC concentrations are far below the RWQCB's soil gas ESLs for residential use. Please see my original email to you (3/16/09) for details and soil gas survey results.

We very appreciate your help to get this project moving, thank you.

Xinggang Tong  
OTG Enviroengineering Solutions, Inc.  
7700 Edgewater Drive, Suite 260  
Oakland, CA 94621  
(510)465-8982

On Tue, March 24, 2009 10:22 am, Xinggang Tong wrote:  
Steven,

We really appreciate if you and Donna could review this project at your earliest available time. The Housing Consortium of the East Bay will not be able to line up fund for this low income housing development without your approval of final remediation requirement.

Thank you.

Xinggang  
OTG

On Tue, March 24, 2009 10:07 am, Plunkett, Steven, Env. Health wrote:  
Xinngang,

Donna and I have very busy schedules and thus far have not been able to review this site. I will let you know when we have an opportunity to do a review and schedule a meeting to discuss the site.

Thank you for your cooperation.

Regards,  
Steven Plunkett  
Hazardous Materials Specialist  
Alameda County Environmental Health  
1131 Harbor Bay Parkway  
Alameda, CA 94502-6577

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

From: Xinggang Tong [<mailto:xtong@otgenv.com>]  
Sent: Tuesday, March 24, 2009 10:01 AM  
To: Plunkett, Steven, Env. Health  
Cc: 'Ignacio Dayrit'; [bsteinhauser@hceb.org](mailto:bsteinhauser@hceb.org); [hceb\\_brianne@yahoo.com](mailto:hceb_brianne@yahoo.com)  
Subject: Re: Final remedial action at Magnolia Terrace, 4001 Adeline Street, Emeryville, CA

Hi Steven,

Any luck to schedule a meeting with you and Donna this week for the 4001 Adeline St. Emeryville site?

Thanks.

Xinggang  
OTG

On Thu, March 19, 2009 10:59 pm, Xinggang Tong wrote:  
Hi Steven,

Have you checked Donna's schedule for a meeting next week?

Thanks.

Xinggang  
OTG

On Mon, March 16, 2009 2:26 pm, Xinggang Tong wrote:  
Hi Steven,

As we discussed over the phone a few minutes ago, this is to confirm that we will meet sometime early next week pending Donna's availability.  
You'll let us know the date and time of the meeting once you find out Donna's schedule.

Thank you.

Xinggong Tong, PhD, PE  
Project Manager  
OTG Enviroengineering Solutions, Inc.  
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(510)612-0857

On Mon, March 16, 2009 10:55 am, Xinggong Tong wrote:  
Hi Steven,

The Oak Walk Redevelopment area (bounded by San Pablo Ave, Adeline St, 40th St and 41st St in City of Emeryville) has completed its remedial actions as approved by your agency, i.e. soil remediation and placement of Liquid Boot impermeable vapor barrier beneath floor slab for all buildings, and its housing construction is near completion. However, a small corner lot (about 3,000 square feet lot with a two-story historical building on it) at the corner of Adeline St and 40th St has been deeded recently to the City of Emeryville Redevelopment Agency. The corner lot has the street address of 4001 Adeline Street, Emeryville. The City has team up with Housing Consortium of the East Bay to develop the corner lot for low-income housing.

Because the corner lot (4001 Adeline St) was originally part of the Oak Walk Redevelopment area, the developer has remediated the soil for the City, but did not place the Liquid Boot vapor barrier beneath the historical building partly because the development plan for the historical building was not finalized until recently. The initial plan was to raise the building and create ground floor parking spaces. The Liquid Boot vapor barrier would be installed at the time when the concrete slab is poured for the parking surface. However, the final plan has removed the ground floor parking space, and the building will be raised only two feet above grade with assumed grade beams and crawl space. Therefore, concrete slab will not be poured beneath the building, and thus we would like to revisit the need for the Liquid Boot vapor barrier.

Back in October 2005, a soil gas survey was conducted within the small lot for complete VOCs analysis by EPA Method TO-15). The project was funded by EPA brownfields grant and the sampling and analysis were under direct supervision of the EPA Region 9. All detected VOCs were in concentrations significantly below the RWQCB's soil gas ESLs for residential land use. A table of the soil gas data and a map showing the sample locations are attached. The soil gas data suggests that the vapor barrier is not needed for the rehab of the historical building.

Because of funding issues, the City and the Housing Consortium of the East Bay would like to meet with you as soon as possible, sometime this week if possible, to understand whether it is possible to rehab the building for residential use without the installation of the Liquid Boot vapor barrier in the crawl space and if there are other acceptable, cost-effective alternatives (such as passive venting, if necessary). The housing consortium has to prepare and submit a cost estimate by the end of this month in order to get fund to rehab the building.

Thank you for your time. We can come to your office anytime this week to discuss the vapor barrier issues and alternatives with you.

Xinggong Tong, PhD, PE  
Project Manager

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