

Drogos, Donna, Env. Health

From: Xinggang Tong [xtong@otgenv.com]
Sent: Friday, April 03, 2009 1:22 AM
To: Plunkett, Steven, Env. Health
Cc: Ignacio Dayrit; hceb_brianne@yahoo.com; 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

All,

Thanks to all for participating at today's conference call for the site located at 4001 Adeline St in Emeryville, CA. I thought it would be a benefit to everyone to summarize today's discussion as below.

The conference call started at about 2:33 pm, 4/2/09.

Participants:

Donna Drogos, LOP Program manager, Alameda County Environmental Health; Steven Plunkett, Hazardous materials specialist, Alameda County Env Health; Ignacio Dayrit, City of Emeryville Redevelopment Agency; Brianne Steinhauser, project manager, Housing Consortium of the East Bay; Darin Lounds, Executive Director, Housing Consortium of the East Bay; Xinggang Tong, project manager, OTG Enviroengineering Solutions, Inc.

Ignacio first gave a summary of the site history. The City of Emeryville owns a small lot, approx 2,000 square feet (sf) at the corner of Adeline st and 40th St. The Oak Walk site gave another 1,000 sf to the city, which combined with the small lot, forming today's lot with the street address of 4001 Adeline St (about 3,000 sf). A historical two-story house within the Oak Walk redevelopment area has been relocated to this combined lot. The city has teamed up with the Housing consortium of the East Bay to renovate the house for low-income housing (five units).

Donna indicated the need to let the county know the realistic development schedule as early as possible so that the county can plan review schedule accordingly. Donna asked whether the site (4001 Adeline st) was part of the former French Bread Co site, Ignacio and Xinggang confirmed it is.

Donna asked whether should this site be a new case or part of the Oak Walk site, since a portion of the site was part of the Oak Walk site. The consensus is it should be a new case, independent of the Oak Walk site.

Xinggang gave an overview of the environmental investigation history at the site. A soil gas survey was conducted at the site in October 2005 under EPA Region 9 supervision by URS Corp. Concentrations of detected VOCs were all significantly below RWQCB's soil gas ESLs for residential site use. After the soil gas survey, the Oak Walk site developer treated this site as part of the Oak Walk area and did the same soil remediation as the Oak Walk site, i.e. excavate soil down to 6 feet deep and recompact the soil to meet compaction requirement. Donna indicated that the county has not seen the soil gas survey data and all reports should be sent to the county for review. Xinggang continued that the county-approved final remediation plan for Oak Walk site included a concrete slab with Liquid Boot vapor barrier for foundation of all housing. Donna corrected Xinggang's statement by saying that the Liquid Boot is not a vapor barrier, it serves as water proofing for construction purposes and not as a vapor barrier for environmental purposes. Xinggang asked that if the Liquid Boot is not a vapor barrier and since the proposed construction at the 4001 Adeline st does not need water proofing, does this mean we not required to install the concrete slab and the liquid boot? Donna said that the county has to review all data before making any decision.

Brianne gave an overview of development schedule.

Xinggang will prepare an environmental summary report, which will include all investigation and remediation work conducted at the site. It will also include relevant groundwater and soil information summarized by Dai for the Oak Walk site. All documents will be uploaded to the county's ftp site using the site street address as identification.

The conference call ended at about 3:15 pm, 4/2/09.

I'm sure I have missed quite a few things in the above summary. Please correct/add to the above summary.

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

On Wed, April 1, 2009 1:35 pm, Plunkett, Steven, Env. Health wrote:
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

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

__o
_ \< _
(*)/ (*)

"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; hceb_brianne@yahoo.com
Subject: RE: Final remedial action at Magnolia Terrace, 4001 Adeline Street, Emeryville, CA

Dear Mr. Plunkett

On behalf of the City of Emeryville and the developer of this affordable housing project, we would appreciate your attention to this matter. The expedient determination of the mitigation measures will help provide 5 affordable housing units.

Thank you.

Ignacio Dayrit
City of Emeryville

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

From: Xinggang Tong [mailto:xtong@otgenv.com]
Sent: Wednesday, April 01, 2009 8:49 AM
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

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

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

—o
_ \< _
(*) / (*)

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

-----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; 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.

Xinggang Tong, PhD, PE
Project Manager
OTG Enviroengineering Solutions, Inc.
7700 Edgewater Drive, Suite 260
Oakland, CA 94621
(510)612-0857

On Mon, March 16, 2009 10:55 am, Xinggang 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.

Xinggang Tong, PhD, PE
Project Manager
OTG Enviroengineering Solutions, Inc.
7700 Edgewater Drive, Suite 260
Oakland, CA 94621
(510)612-0857