

## Detterman, Mark, Env. Health

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**From:** Darin Lounds [dlounds@hceb.org]  
**Sent:** Tuesday, October 25, 2011 11:13 AM  
**To:** Detterman, Mark, Env. Health  
**Cc:** Markus Niebanck; Xinggang Tong; Gardner, Linda, CDA; bsteinhauser@hceb.org; Drogos, Donna, Env. Health; dehloptoxic, Env. Health  
**Subject:** HCEB Response: ACEH Correspondence for RO3004  
**Attachments:** RemediationLtrsNov2007.pdf; Enviro\_HCEB response to ACEHD\_111025.pdf

Mr. Detterman,

Please see attached response to ACEH Correspondence for case RO0003004.

Sincerely,

Darin Lounds

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**Darin Lounds, Executive Director  
Housing Consortium of the East Bay**

1440 Broadway, Suite 700

Oakland, CA 94612

[dlounds@hceb.org](mailto:dlounds@hceb.org)

ph 510.828.6295; fax 510.832.1743



[www.facebook.com/HousingConsortiumoftheEastBay](http://www.facebook.com/HousingConsortiumoftheEastBay)

On Mon, Aug 29, 2011 at 1:41 PM, Detterman, Mark, Env. Health <[Mark.Detterman@acgov.org](mailto:Mark.Detterman@acgov.org)> wrote:

Dear Interested Parties,

Attached is Alameda County Environmental Health's (ACEH) correspondence for your case, RO0003004.

Please add our e-mail address to your address book to prevent future e-mails from being filtered as spam.

Sincerely,

ACEH

*Mark Detterman*

*Senior Hazardous Materials Specialist, PG, CEG*

*Alameda County Environmental Health*

*1131 Harbor Bay Parkway*

*Alameda, CA 94502*

*Direct: [510.567.6876](tel:510.567.6876)*

*Fax: [510.337.9335](tel:510.337.9335)*

*Email: [mark.detterman@acgov.org](mailto:mark.detterman@acgov.org)*

*PDF copies of case files can be downloaded at:*

*<http://www.acgov.org/aceh/lop/ust.htm>*

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October 25, 2011

Mark E. Detterman, PG, CEG  
Senior Hazardous Materials Specialist  
Alameda County Environmental Health Department  
1131 Harbor Bay Parkway, Suite 250  
Alameda, CA 94502-6577

Subject: Response to August 26, 2011, Request for Information and Work Plan;  
Spills, Leaks, Investigations, and Cleanup (SLIC) Case No. RO0003004 and Geotracker,  
Global ID# T10000001166, Magnolia Terrace Residential, 4001 Adeline Street,  
Emeryville, CA 94508

Mr. Detterman,

Thank you for taking the time to review your letter with me. The conversation was extremely helpful. Below, please see Housing Consortium of the East Bay's (HCEB) Response to Technical Comments.

### **1. Electronic Report and Data Upload Compliance**

Thank you for confirming that the Magnolia Terrace Residential site is a non-UST site. HCEB understands, based on your comments, that GeoTracker uploading is still required for our site due to retro-active reporting requirements for SLIC sites.

The only older EDF file that was not uploaded is the lab report for the 2005 investigation, which was under contract with URS Corporation. The data was included in an investigation report and had been uploaded to both GeoTracker and the County's site.

Xinggang Tong, from OTG EnviroEngineering Solutions, has confirmed that GEO\_MAPS has been uploaded. Mr. Tong reports that OTG typically produce bore logs for soil samples several feet deep. The 3 soil boreholes by OTG were only to 3 feet below grade.

Mr. Tong further indicated that the uppermost three feet encountered during his recent work is consistent with that observed during prior investigations. Soil sample data from prior investigations has been recorded on prior boring logs.

### **2. Remediation of Heavy Metals**

#### **a. Beneath the Residential Building**

In a letter to BayRocks Oaks, LLC, dated November 26, 2007, D.J. Watkins of the San Joaquin Company certified that:

1440 BROADWAY, SUITE 700 OAKLAND, CA 94612  
TELEPHONE (510) 832-1315 FACSIMILE (510) 832-1743 [www.hceb.org](http://www.hceb.org)

Active remediation, which included excavation of soil to a depth of six feet beneath the ground surface and reworking of that material so that it was compacted to 90% relative density and a very low permeability has been completed at the site of the residential building at 4001 Adeline Street.

Based on a verbal confirmation via telephone from Mr. Watkins on October 12, 2011, it is HCEB's understanding that San Joaquin Company's certification satisfactorily documents that the remediation actions have been completed for the site, including the area beneath the residential building.

#### **b. Shallow Landscape Area Soil**

HCEB contracted with T Delaney / SEAM Studios for landscape design build. In addition, HCEB received services from Ray Moritz of Urban Forestry Associates in relation to protecting the Magnolia Tree and its root system. Fill soil was provided by Martin Brothers ("Mango Mulch" and "Turbo Mix") and American Soil under contract with T Delaney / SEAM Studios and Urban Forestry Associates, respectively.

T Delaney / SEAM Studios provided the following detailed listing of planted vegetation at Magnolia Terrace:

- Under Magnolia Tree Canopy
  - Calla Lillies (*Zantedeschia Aethiopica*)
  - Ivory Tower (*Yucca Flaccida*)
  - Corms (*Crocoshmia*)
- Front Corner of Lot
  - Flowering Cherry (*Prunus Kwanzan*)
  - Yuzu (Citrus)
- Rear Corner of Lot
  - Various Varieties (*Camellia Japonica*)
  - Annabelle (*Hydrangea Arborescens*)

No grass was planted at installation, no grass is currently present on the site, and no grass is planned in the future. The landscape maintenance plan has been

HCEB is open to discussing the recordation of deed related to the future use of the site, including the landscaping.

### **3. Soil Vapor Samples**

HCEB believes that recordation of deed restricting future use of site, including landscape, will address this item. Current restrictions stipulate that if the magnolia tree is removed, 1'-2' feet of soil would have to be removed prior to development of the site. In addition, the Operation and Maintenance Manual for the site can be

modified to address safe access and use of crawlspace area below the structure and appropriate landscape maintenance.

Sincerely,

A handwritten signature in black ink, appearing to read "Darin Lounds". The signature is fluid and cursive, with the first name "Darin" being more prominent than the last name "Lounds".

Darin Lounds  
Executive Director

CC: Xinggang Tong, OTG EnviroEngineering Solutions, Inc.

Markus Niebanck, City of Emeryville Redevelopment Agency

Linda Gardner, Alameda County Housing and Community Development  
Department

Donna Dragos, ACEH

Brianne Steinhauser, HCEB

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

BayRock Oaks, LLC  
300 Clay Street  
Suite 620  
Oakland, CA 94612-1427

November 26, 2007

Attn.: Mr. Noe Valenzuela

Our Reference: 0004.085

**Subject:** Oak Walk Redevelopment Project, Emeryville, California: Site Remediation - Residential Structure at 4001 Adeline Street.

Dear Mr. Valenzuela

As the Professional Engineer in responsible charge of the environmental corrective action program for the Oak Walk Redevelopment Project in Emeryville, California, I hereby certify that:

Active remediation, which included excavation of soil to a depth of six feet beneath the ground surface and reworking of that material so that it was compacted to 90% relative density and a very low permeability has been completed at the site of the residential building at 4001 Adeline Street. That relative compaction is as specified by American Society of Testing and Materials (ASTM) *Standard D1557-02e1 - Standard Test Methods for Laboratory Compaction Characteristics of Soil Using Modified Effort* (56,000 ft-lbf/ft<sup>3</sup> [2,700 kN-m/m<sup>3</sup>]). The relative compaction of the soil was confirmed by field testing with a nuclear soil density gauge in compliance with *ASTM D6938-07b - Standard Test Method for In-Place Density and Water Content of Soil and Soil-Aggregate by Nuclear Methods (Shallow Depth)*.

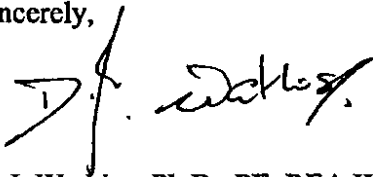
Environmental regulation and oversight of the corrective action program for the Oak Walk Redevelopment Site (**Oak Walk Site**) is the responsibility of Alameda County Environmental Health Care Services, which agency is overseeing the Oak Walk Site as a single site under regulation. That regulatory oversight includes, without separation, the site of the residential structure at 4001 Adeline Street.

The active remediation of soil beneath the site of the structure at 4001 Adeline Street is an element of the corrective action program which is defined in The San Joaquin Company Inc's *Corrective Action Plan - Oak Walk Redevelopment Site, Emeryville California (Corrective Action Plan)* that was issued in July 2006 and approved by Alameda County Environmental Health Care Services. That Plan requires, *inter alia*, placement of a 60 mil. thickness of Liquid Boot® impermeable vapor-proof membrane

beneath the floor slab of the structure at 4001 Adeline Street. That membrane must be installed immediately prior to pouring of the floor slab.

Subject to the approval of the California Regional Water Quality Control Board – San Francisco Bay Region, Alameda County Environmental Health Care Services is expected to “close” the Oak Walk Site as a site where the subsurface has been affected by unauthorized releases of petroleum hydrocarbons, which releases, in minor degree, occurred at one on-site location and dominantly by releases that occurred at off-site locations, when the complete program of corrective action specified in the Corrective Action Plan has been completed. Occupation of the residential and commercial buildings on the Oak Walk Site will occur prior to initiation of a one-year duration post-construction groundwater-quality monitoring program. I currently expect that groundwater-quality monitoring program to be completed in early 2010.

Sincerely,



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



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

BayRock Oaks, LLC  
300 Clay Street  
Suite 620  
Oakland, CA 94612-1427

November 02, 2007

Attn.: Mr. Noe Valenzuela

Our Reference: 0004.084

**Subject:** Oak Walk Redevelopment Project, Emeryville, California: Soil Compaction and Foundation Excavation Inspection - Residential Structure at 4001 Adeline Street - City of Emeryville Building Department Permit No. 0709-397 B

Dear Mr. Valenzuela

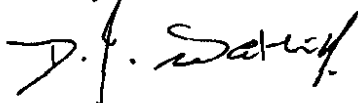
As the Geotechnical Engineer in responsible charge for the Oak Walk Redevelopment Project I hereby certify that:

The soil beneath the residential structure at 4001 Adeline Street, Emeryville, California has been compacted to a minimum of 90% relative compaction, as that relative compaction is defined by the American Society of Testing and Materials (ASTM) *Standard D1557-02e1 - Standard Test Methods for Laboratory Compaction Characteristics of Soil Using Modified Effort* (56,000 ft-lbf/ft<sup>3</sup> (2,700 kN-m/m<sup>3</sup>)). That relative compaction is specified in the San Joaquin Company's, *Geotechnical Engineering Report - Oak Walk Project Site, Emeryville, California* that was issued in August 2004.

The relative compaction of the soil was confirmed by field testing with a nuclear soil density gauge in compliance with *ASTM D6938-07b - Standard Test Method for In-Place Density and Water Content of Soil and Soil-Aggregate by Nuclear Methods (Shallow Depth)*.

On November 2, 2007, I inspected the excavations that have been opened for pouring the concrete hold-down elements of the aseismic shoring system designed for the subject structure. The excavations were in good condition and ready for concrete to be poured.

Sincerely



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

