

Project No.
4425.000.000

January 16, 2013
Revised January 17, 2013

Roselyn Estates, LLC
% Mr. Lynn Jansen
Lynden Homes
P.O. Box 417
Diablo, CA 94528-0417

**PUD-94
EXHIBIT B**

RECEIVED
JAN 17 2013
CITY OF PLEASANTON
PLANNING DIVISION

Subject: Roselyn Estates II Property
1623 Cindy Way – Parcel B
Pleasanton, California

RESPONSE TO COMMENTS FROM THE CITY OF PLEASANTON

- References:
1. ENGEO; Geotechnical Exploration Roselyn Estates II Property, 1623 Cindy Way - Parcel B, Pleasanton, California; Project No. 4425.000.000; August 1, 2012.
 2. ENGEO; Hydraulic Evaluation and Bank Erosion Analysis of Arroyo Del Valle, Roselyn Estates II Property, 1623 Cindy Way - Parcel B, Pleasanton, California; Project No. 4425.000.000; August 1, 2012.
 3. DeBolt Civil Engineering; Roselyn Estates Phase II Project, P.U.D. #94 ~ Tract 0000, City of Pleasanton, Alameda County, California; Job No. 06136; 8/15/2012.

Dear Mr. Jansen:

This letter is provided in response to comments by the City of Pleasanton regarding the Roselyn Estates II Property in Pleasanton, California. ENGEO has completed geotechnical and hydraulic studies at the site and provided the results of those studies in References 1 and 2 listed above. The City has asked for a response to the following two points, our responses are provided below:

1. The project Plans, Reference 3, show a bioswale/storm water retention area between the future extension of Lynn Drive and the future trail. The bioswale is planned to be approximately 12-foot-wide. The City asked for ENGEO to comment that the report findings specifically take into account the future existence of the bioswale/stormwater retention area and where in the report that it is accounted for.
 - In our Geotechnical Exploration Report for Roselyn Estates, Reference 1, we discussed the proposed bioswale/stormwater retention area in section 1.3 Proposed Development and section 5.1 Bioretention Area. In section 5.1 we discuss that infiltration of water could adversely affect the stability of the creek bank. We recommend an impermeable membrane should underlay the bioretention area to limit water infiltration into the underlying soils.

As recommended in our reports (References 1 and 2), with the currently planned (Reference 3) setback for the future extension of the creekside street and placement of the bioswale/storm water retention area between the future extension of the creekside street and the future trail, geogrid reinforcement will be needed along the edge of the proposed roadway. Details for design and construction of the geogrid reinforcement are included in Reference 1 (Figure 6).

2. Recently the City noted that you performed some creek bank maintenance along a roughly 100 foot long portion of the bank starting approximately 75 feet from the west property boundary at the current end of Lynn Drive. The City requests that we comment on whether the maintenance activities have affected our assumptions or recommendations in our Geotechnical Report, Reference 1.
 - ENGEO conducted a site visit on January 15, 2013 to view the creek bank maintenance activities. From our observations and on-site discussion with you, maintenance activities consisted of: removal of vegetation, removal of a fence at the top of slope, placement of soil cover over pre-existing concrete debris on the creek bank, hydroseeding of the newly placed soil, covering of the disturbed area in erosion control matting and waddles with a silt fence at the base of the disturbed area. Additionally concrete rubble was placed in voids under a large tree near the top of slope and covered with soil; however, at the time of our site visit the rubble and soil had been removed at the request of the City of Pleasanton. The top of slope was not significantly altered from the time of our geotechnical Exploration and the toe of slope appeared to be undisturbed.

From a geotechnical perspective, the activities do not appear to affect our assumptions or recommendations for the slope stability and creek bank/slope setbacks. The creek bank/slope setbacks are calculated from the toe of the creek bank to the top of slope at a horizontal:vertical projection. The toe of the creek bank does not appear to have been altered.

If you have any questions or comments regarding this letter, please call and we will be glad to discuss them with you.

Sincerely,

ENGEO Incorporated



Jennifer R. Botelho
Project Geologist



Raymond P. Skinner, CEG
Principal



Cc: Mr. Al Baez - City of Pleasanton

Project No.
4425.000.000

January 30, 2012

Mr. Lynn Jansen
Lynden Homes
PO Box 417
Diablo, CA 94528

RECEIVED
JAN 30 2013
CITY OF PLEASANTON
PLANNING DIVISION

Subject: Jones Property
1623 Cindy Way
Pleasanton, California

PHASE II ENVIRONMENTAL SITE ASSESSMENT

Reference: Diablo Green Consulting; Draft Phase I Environmental Site Assessment, Jones Residence, 1623 Cindy Way, Pleasanton, California; June 3, 2011; Project No. 11.10103.0001

Dear Mr. Jansen:

ENGEO is pleased to present this report summarizing phase II environmental site assessment activities at the above referenced project located in Pleasanton, California. The purpose of our assessment was to evaluate potential environmental conditions associated with the property (Property).

The roughly 4-acre Property is located at 1623 Cindy Way in Pleasanton, California. The Property contained a residence with several detached buildings and a pool with associated flat work surrounded by a small orchard on the northwest portion of the Property. The east portion of the Property is vacant. Recently a residence was moved from the center of the Property to a lot with driveway access from Cindy Way. We understand that the Property will be redeveloped with approximately seven single-family residential lots.

SCOPE OF SERVICES

Our phase II assessment scope was developed to assess the potential presence of organochlorine pesticides and pesticide-related materials that may have been applied during past agricultural activities at the Property. To assess this potential condition, we performed the following tasks:

- A total of four samples were recovered from depths of 3 to 9 inches below the ground surface (Figure 1).

- Samples were collected using hand equipment in clean stainless steel sample sleeves. The sample sleeves were sealed using Teflon® sheets secured by tight-fitting plastic end caps. Upon collection of samples, a sample label consisting of a unique sample number, sample location, time/date collected, lab analysis, and the sampler's identification was placed on each sample. The soil samples were placed in an ice-cooled chest and submitted under documented chain-of-custody to TestAmerica Laboratories Inc. in San Ramon, California.
- The shallow soil samples were combined into one 4-point composite sample. The composite soil samples were analyzed organochlorine pesticides (EPA Method 8081). Additionally, the four samples were analyzed on a discrete basis for the presence of lead and arsenic (EPA Method 6010B).

SOIL SAMPLING RESULTS

The results of the soil sampling program are presented below in Table 1, and the laboratory analysis report is presented in its entirety in Appendix A. Sample EB-Composite exhibited trace detectable organochlorine pesticide concentrations; 4,4'-DDT was detected at a concentration of 3.1 micrograms per kilogram ($\mu\text{g}/\text{kg}$), and 4,4'-DDE was detected at a concentration of 3.0 $\mu\text{g}/\text{kg}$. The reported pesticide concentrations are well below the CAL-EPA California Human Health Screening Level (CHHSL) considering a residential land use. No other organochlorine pesticide concentrations were detected in the composite sample. Lead and arsenic were detected in all four discrete samples. Detected lead concentrations were below the respective CHHSL and were within the expected range of background concentrations in the Pleasanton area. Although the detected arsenic concentrations exceed the respective CHHSL, these concentrations are also within the expected range of background concentrations in the Pleasanton area.

TABLE 1
Summary of Laboratory Analysis

Sample	Lead (mg/kg)	Arsenic (mg/kg)	Organochlorine Pesticides ($\mu\text{g}/\text{kg}$)
EB-1	12	6.8	N/A
EB-2	12	8.7	N/A
EB-3	11	7.6	N/A
EB-4	27	6.3	N/A
EB-Composite	N/A	N/A	4,4'-DDT = 3.1; 4,4'-DDE = 3.0 OTHERS ND

Based on the findings of this assessment, the soils at the Property do not appear to have been adversely impacted by the use of organochlorine pesticides or metals-containing pesticides. Based on the findings of this assessment, we do not recommend additional studies at this time. A lead-based paint and asbestos pre-demolition survey has recently been completed for structures at the Property; the results will be transmitted to you under separate cover.

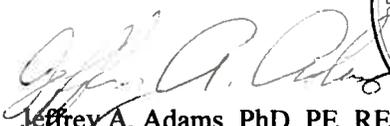
Lynden Homes
1623 Cindy Way, Pleasanton
PHASE II ENVIRONMENTAL SITE ASSESSMENT

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January 30, 2012
Page 3

If you have any questions regarding the contents of this document, please do not hesitate to contact us.

Sincerely,

ENGEO Incorporated


Jeffrey A. Adams, PhD, PE, REA I


Shawn Munger, CHG, REA II

Attachments: Figure 1 – Site Plan
Appendix A – Laboratory Analysis Report

FIGURE

Figure 1 – Site Plan

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EXPLANATION

EB-4 - APPROXIMATE LOCATION OF ENVIRONMENTAL BORING

ENGEO Expect Excellence		SITE PLAN		FIGURE NO.
JONES PROPERTY - ROSELYN ESTATES II		PROJECT NO.: 4425.000.000		1
PLEASANTON, CALIFORNIA		SCALE: AS SHOWN		
		DRAWN BY: SRP	CHECKED BY: JA	

ORIGINAL FIGURE PRINTED IN COLOR

APPENDIX A

Laboratory Analysis Report

8992.000.002
January 30, 2012

TestAmerica

THE LEADER IN ENVIRONMENTAL TESTING

ANALYTICAL REPORT

TestAmerica Laboratories, Inc.
TestAmerica San Francisco
1220 Quarry Lane
Pleasanton, CA 94566
Tel: (925)484-1919

TestAmerica Job ID: 720-39001-1
Client Project/Site: Jones Property

For:
Engeo, Inc.
2010 Crow Canyon Place
Suite 250
San Ramon, California 94583

Attn: Mr. Jeff Adams



Authorized for release by:
12/9/2011 3:56:00 PM

Afsaneh Salimpour
Project Manager I
afsaneh.salimpour@testamericainc.com

LINKS

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results through
Total Access

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The
Expert**

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www.testamericainc.com

This report has been electronically signed and authorized by the signatory. Electronic signature is intended to be the legally binding equivalent of a traditionally handwritten signature.

Results relate only to the items tested and the sample(s) as received by the laboratory.



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Definitions/Glossary

Client: Engeo, Inc
Project/Site: Jones Property

TestAmerica Job ID: 720-39001-1

Glossary

Abbreviation	These commonly used abbreviations may or may not be present in this report.
*	Listed under the "D" column to designate that the result is reported on a dry weight basis
%R	Percent Recovery
CNF	Contains no Free Liquid
DL, RA, RE, IN	Indicates a Dilution, Reanalysis, Re-extraction, or additional Initial metals/anion analysis of the sample
EDL	Estimated Detection Limit
EPA	United States Environmental Protection Agency
MDL	Method Detection Limit
ML	Minimum Level (Dioxin)
ND	Not detected at the reporting limit (or MDL or EDL if shown)
PQL	Practical Quantitation Limit
RL	Reporting Limit
RPD	Relative Percent Difference, a measure of the relative difference between two points
TEF	Toxicity Equivalent Factor (Dioxin)
TEQ	Toxicity Equivalent Quotient (Dioxin)

Detection Summary

Client: Engeo, Inc.
Project/Site: Jones Property

TestAmerica Job ID: 720-39001-1

Client Sample ID: EB-1

Lab Sample ID: 720-39001-1

Analyte	Result	Qualifier	RL	MDL	Unit	Dil Fac	D	Method	Prep Type
Lead	12		1.8		mg/Kg	4		6010B	Total/NA
Arsenic	6.8		3.7		mg/Kg	4		6010B	Total/NA

Client Sample ID: EB-2

Lab Sample ID: 720-39001-2

Analyte	Result	Qualifier	RL	MDL	Unit	Dil Fac	D	Method	Prep Type
Lead	12		1.9		mg/Kg	4		6010B	Total/NA
Arsenic	8.7		3.8		mg/Kg	4		6010B	Total/NA

Client Sample ID: EB-3

Lab Sample ID: 720-39001-3

Analyte	Result	Qualifier	RL	MDL	Unit	Dil Fac	D	Method	Prep Type
Lead	11		1.9		mg/Kg	4		6010B	Total/NA
Arsenic	7.6		3.8		mg/Kg	4		6010B	Total/NA

Client Sample ID: EB-4

Lab Sample ID: 720-39001-4

Analyte	Result	Qualifier	RL	MDL	Unit	Dil Fac	D	Method	Prep Type
Lead	27		1.9		mg/Kg	4		6010B	Total/NA
Arsenic	6.3		3.8		mg/Kg	4		6010B	Total/NA

Client Sample ID: EB-COMPOSITE

Lab Sample ID: 720-39001-5

Analyte	Result	Qualifier	RL	MDL	Unit	Dil Fac	D	Method	Prep Type
4,4'-DDT	3.1		2.0		ug/Kg	1		8081A	Total/NA
4,4'-DDE	3.0		2.0		ug/Kg	1		8081A	Total/NA

Client Sample Results

Client: Engeo, Inc
 Project/Site: Jones Property

TestAmerica Job ID: 720-39001-1

Method: 8081A - Organochlorine Pesticides (GC)

Client Sample ID: EB-COMPOSITE

Date Collected: 12/01/11 14:00

Date Received: 12/01/11 17:05

Lab Sample ID: 720-39001-5

Matrix: Solid

5

Analyte	Result	Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	DII Fac
Aldrin	ND		2.0		ug/Kg		12/07/11 16:42	12/08/11 17:51	1
Dieldrin	ND		2.0		ug/Kg		12/07/11 16:42	12/08/11 17:51	1
Endrin aldehyde	ND		2.0		ug/Kg		12/07/11 18:42	12/08/11 17:51	1
Endrin	ND		2.0		ug/Kg		12/07/11 18:42	12/08/11 17:51	1
Endrin ketone	ND		2.0		ug/Kg		12/07/11 18:42	12/08/11 17:51	1
Heptachlor	ND		2.0		ug/Kg		12/07/11 18:42	12/08/11 17:51	1
Heptachlor epoxide	ND		2.0		ug/Kg		12/07/11 18:42	12/08/11 17:51	1
4,4'-DDT	3.1		2.0		ug/Kg		12/07/11 16:42	12/08/11 17:51	1
4,4'-DDE	3.0		2.0		ug/Kg		12/07/11 18:42	12/08/11 17:51	1
4,4'-DDD	ND		2.0		ug/Kg		12/07/11 18:42	12/08/11 17:51	1
Endosulfan I	ND		2.0		ug/Kg		12/07/11 18:42	12/08/11 17:51	1
Endosulfan II	ND		2.0		ug/Kg		12/07/11 16:42	12/08/11 17:51	1
alpha-BHC	ND		2.0		ug/Kg		12/07/11 16:42	12/08/11 17:51	1
beta-BHC	ND		2.0		ug/Kg		12/07/11 18:42	12/08/11 17:51	1
gamma-BHC (Lindane)	ND		2.0		ug/Kg		12/07/11 18:42	12/08/11 17:51	1
delta-BHC	ND		2.0		ug/Kg		12/07/11 18:42	12/08/11 17:51	1
Endosulfan sulfate	ND		2.0		ug/Kg		12/07/11 18:42	12/08/11 17:51	1
Methoxychlor	ND		2.0		ug/Kg		12/07/11 18:42	12/08/11 17:51	1
Toxaphene	ND		40		ug/Kg		12/07/11 18:42	12/08/11 17:51	1
Chlordane (technical)	ND		40		ug/Kg		12/07/11 16:42	12/08/11 17:51	1
alpha-Chlordane	ND		2.0		ug/Kg		12/07/11 16:42	12/08/11 17:51	1
gamma-Chlordane	ND		2.0		ug/Kg		12/07/11 16:42	12/08/11 17:51	1
Surrogate	%Recovery	Qualifier	Limits				Prepared	Analyzed	DII Fac
Tetrachloro-m-xylene	88		34 - 110				12/07/11 16:42	12/08/11 17:51	1
DCB Decachlorobiphenyl	76		21 - 136				12/07/11 16:42	12/08/11 17:51	1

Client Sample Results

Client: Engeo, Inc.
Project/Site: Jones Property

TestAmerica Job ID: 720-39001-1

Method: 6010B - Metals (ICP)

Client Sample ID: EB-1
Date Collected: 12/01/11 14:00
Date Received: 12/01/11 17:05

Lab Sample ID: 720-39001-1
Matrix: Solid

Analyte	Result	Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Lead	12		1.8		mg/Kg		12/07/11 10:18	12/07/11 17:34	4
Arsenic	6.8		3.7		mg/Kg		12/07/11 10:18	12/07/11 17:34	4

Client Sample ID: EB-2
Date Collected: 12/01/11 14:15
Date Received: 12/01/11 17:05

Lab Sample ID: 720-39001-2
Matrix: Solid

Analyte	Result	Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Lead	12		1.9		mg/Kg		12/07/11 10:18	12/07/11 17:42	4
Arsenic	8.7		3.8		mg/Kg		12/07/11 10:18	12/07/11 17:42	4

Client Sample ID: EB-3
Date Collected: 12/01/11 14:30
Date Received: 12/01/11 17:05

Lab Sample ID: 720-39001-3
Matrix: Solid

Analyte	Result	Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Lead	11		1.9		mg/Kg		12/07/11 10:18	12/07/11 17:47	4
Arsenic	7.6		3.8		mg/Kg		12/07/11 10:18	12/07/11 17:47	4

Client Sample ID: EB-4
Date Collected: 12/01/11 14:45
Date Received: 12/01/11 17:05

Lab Sample ID: 720-39001-4
Matrix: Solid

Analyte	Result	Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Lead	27		1.9		mg/Kg		12/07/11 10:18	12/07/11 17:51	4
Arsenic	6.3		3.8		mg/Kg		12/07/11 10:18	12/07/11 17:51	4

5

QC Sample Results

Client: Engeo, Inc.
Project/Site: Jones Property

TestAmerica Job ID: 720-39001-1

Method: 8081A - Organochlorine Pesticides (GC)

Lab Sample ID: MB 720-104124/1-A

Matrix: Solid

Analysis Batch: 104179

Client Sample ID: Method Blank

Prep Type: Total/NA

Prep Batch: 104124

Analyte	MB MB		RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
	Result	Qualifier							
Aldrin	ND		2.0		ug/Kg		12/07/11 16:42	12/08/11 18:27	1
Dieldrin	ND		2.0		ug/Kg		12/07/11 16:42	12/08/11 18:27	1
Endrin aldehyde	ND		2.0		ug/Kg		12/07/11 16:42	12/08/11 18:27	1
Endrin	ND		2.0		ug/Kg		12/07/11 16:42	12/08/11 18:27	1
Endrin ketone	ND		2.0		ug/Kg		12/07/11 16:42	12/08/11 16:27	1
Heptachlor	ND		2.0		ug/Kg		12/07/11 16:42	12/08/11 16:27	1
Heptachlor epoxide	ND		2.0		ug/Kg		12/07/11 16:42	12/08/11 16:27	1
4,4'-DDT	ND		2.0		ug/Kg		12/07/11 16:42	12/08/11 18:27	1
4,4'-DDE	ND		2.0		ug/Kg		12/07/11 18:42	12/08/11 16:27	1
4,4'-DDD	ND		2.0		ug/Kg		12/07/11 16:42	12/08/11 16:27	1
Endosulfan I	ND		2.0		ug/Kg		12/07/11 18:42	12/08/11 18:27	1
Endosulfan II	ND		2.0		ug/Kg		12/07/11 18:42	12/08/11 16:27	1
alpha-BHC	ND		2.0		ug/Kg		12/07/11 16:42	12/08/11 18:27	1
beta-BHC	ND		2.0		ug/Kg		12/07/11 16:42	12/08/11 16:27	1
gamma-BHC (Lindane)	ND		2.0		ug/Kg		12/07/11 16:42	12/08/11 18:27	1
delta-BHC	ND		2.0		ug/Kg		12/07/11 16:42	12/08/11 18:27	1
Endosulfan sulfate	ND		2.0		ug/Kg		12/07/11 16:42	12/08/11 16:27	1
Methoxychlor	ND		2.0		ug/Kg		12/07/11 16:42	12/08/11 18:27	1
Toxaphene	ND		39		ug/Kg		12/07/11 18:42	12/08/11 16:27	1
Chlordane (technical)	ND		39		ug/Kg		12/07/11 16:42	12/08/11 18:27	1
alpha-Chlordane	ND		2.0		ug/Kg		12/07/11 16:42	12/08/11 16:27	1
gamma-Chlordane	ND		2.0		ug/Kg		12/07/11 16:42	12/08/11 16:27	1

Surrogate	MB MB		Limits	Prepared	Analyzed	Dil Fac
	%Recovery	Qualifier				
Tetrachloro-m-xylene	74		34 - 110	12/07/11 16:42	12/08/11 16:27	1
DCB Decachlorobiphenyl	89		21 - 136	12/07/11 16:42	12/08/11 16:27	1

Lab Sample ID: LCS 720-104124/2-A

Matrix: Solid

Analysis Batch: 104179

Client Sample ID: Lab Control Sample

Prep Type: Total/NA

Prep Batch: 104124

Analyte	Spike Added	LCS LCS		Unit	D	%Rec	%Rec Limits
		Result	Qualifier				
Aldrin	16.6	11.6		ug/Kg		70	54 - 120
Dieldrin	16.6	13.2		ug/Kg		79	59 - 120
Endrin aldehyde	16.6	13.3		ug/Kg		80	40 - 120
Endrin	16.6	13.3		ug/Kg		80	53 - 120
Endrin ketone	16.6	15.1		ug/Kg		91	40 - 120
Heptachlor	16.6	11.8		ug/Kg		71	54 - 120
Heptachlor epoxide	16.6	12.9		ug/Kg		78	40 - 120
4,4'-DDT	16.6	12.4		ug/Kg		75	51 - 120
4,4'-DDE	16.6	13.1		ug/Kg		79	40 - 120
4,4'-DDD	16.6	13.1		ug/Kg		79	40 - 120
Endosulfan I	16.6	13.2		ug/Kg		80	40 - 120
Endosulfan II	16.6	14.3		ug/Kg		86	40 - 120
alpha-BHC	16.6	11.8		ug/Kg		71	40 - 120
beta-BHC	16.6	15.8		ug/Kg		95	40 - 120
gamma-BHC (Lindane)	16.6	11.9		ug/Kg		71	50 - 98
delta-BHC	16.6	13.0		ug/Kg		79	40 - 120
Endosulfan sulfate	16.6	14.8		ug/Kg		88	40 - 120

QC Sample Results

Client: Engeo, Inc.
Project/Site: Jones Property

TestAmerica Job ID: 720-39001-1

Method: 8081A - Organochlorine Pesticides (GC) (Continued)

Lab Sample ID: LCS 720-104124/2-A
Matrix: Solid
Analysis Batch: 104179

Client Sample ID: Lab Control Sample
Prep Type: Total/NA
Prep Batch: 104124

Analyte	Spike Added	LCS LCS		Unit	D	%Rec	%Rec. Limits
		Result	Qualifier				
Methoxychlor	16.6	13.2		ug/Kg		80	40 - 120
alpha-Chlordane	16.6	13.4		ug/Kg		81	40 - 120
gamma-Chlordane	16.6	13.1		ug/Kg		79	40 - 120

Surrogate	LCS LCS		Limits
	%Recovery	Qualifier	
Tetrachloro-m-xylene	74		34 - 110
DCB Decachlorobiphenyl	89		21 - 136

Lab Sample ID: LCSD 720-104124/3-A
Matrix: Solid
Analysis Batch: 104179

Client Sample ID: Lab Control Sample Dup
Prep Type: Total/NA
Prep Batch: 104124

Analyte	Spike Added	LCSD LCSD		Unit	D	%Rec	%Rec. Limits	RPD	Limit
		Result	Qualifier						
Aldrin	16.3	12.2		ug/Kg		75	54 - 120	5	20
Dieldrin	16.3	13.0		ug/Kg		80	59 - 120	1	20
Endrin aldehyde	16.3	13.4		ug/Kg		82	40 - 120	1	20
Endrin	16.3	13.1		ug/Kg		81	53 - 120	1	20
Endrin ketone	16.3	14.9		ug/Kg		92	40 - 120	1	20
Heptachlor	16.3	12.4		ug/Kg		76	54 - 120	5	20
Heptachlor epoxide	16.3	12.9		ug/Kg		79	40 - 120	0	20
4,4'-DDT	16.3	12.0		ug/Kg		74	51 - 120	3	20
4,4'-DDE	16.3	12.8		ug/Kg		78	40 - 120	3	20
4,4'-DDD	16.3	12.9		ug/Kg		79	40 - 120	1	20
Endosulfan I	16.3	13.2		ug/Kg		81	40 - 120	0	20
Endosulfan II	16.3	14.2		ug/Kg		87	40 - 120	0	35
alpha-BHC	16.3	12.4		ug/Kg		78	40 - 120	5	20
beta-BHC	16.3	15.9		ug/Kg		97	40 - 120	1	20
gamma-BHC (Lindane)	16.3	12.3		ug/Kg		75	50 - 98	3	20
delta-BHC	16.3	13.1		ug/Kg		81	40 - 120	1	20
Endosulfan sulfate	16.3	14.3		ug/Kg		88	40 - 120	2	20
Methoxychlor	16.3	12.6		ug/Kg		78	40 - 120	5	20
alpha-Chlordane	16.3	13.3		ug/Kg		82	40 - 120	1	20
gamma-Chlordane	16.3	13.1		ug/Kg		80	40 - 120	1	20

Surrogate	LCSD LCSD		Limits
	%Recovery	Qualifier	
Tetrachloro-m-xylene	80		34 - 110
DCB Decachlorobiphenyl	86		21 - 136

Method: 6010B - Metals (ICP)

Lab Sample ID: MB 720-104091/1-A
Matrix: Solid
Analysis Batch: 104141

Client Sample ID: Method Blank
Prep Type: Total/NA
Prep Batch: 104091

Analyte	MB MB		RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
	Result	Qualifier							
Lead	ND		0.50		mg/Kg		12/07/11 10:18	12/07/11 17:13	1
Arsenic	ND		1.0		mg/Kg		12/07/11 10:18	12/07/11 17:13	1

QC Sample Results

Client: Engeo, Inc
Project/Site: Jones Property

TestAmerica Job ID: 720-39001-1

Method: 6010B - Metals (ICP) (Continued)

Lab Sample ID: LCS 720-104091/2-A
Matrix: Solid
Analysis Batch: 104141

Client Sample ID: Lab Control Sample
Prep Type: Total/NA
Prep Batch: 104091

Analyte	Spike Added	LCS Result	LCS Qualifier	Unit	D	%Rec	%Rec. Limits
Lead	50.0	48.9		mg/Kg		98	80 - 120
Arsenic	50.0	48.4		mg/Kg		97	80 - 120

Lab Sample ID: LCSD 720-104091/3-A
Matrix: Solid
Analysis Batch: 104141

Client Sample ID: Lab Control Sample Dup
Prep Type: Total/NA
Prep Batch: 104091

Analyte	Spike Added	LCSD Result	LCSD Qualifier	Unit	D	%Rec	%Rec. Limits	RPD	Limit
Lead	50.0	49.4		mg/Kg		99	80 - 120	1	20
Arsenic	50.0	48.6		mg/Kg		97	80 - 120	1	20

Lab Sample ID: LCSSRM 720-104091/13-A
Matrix: Solid
Analysis Batch: 104141

Client Sample ID: Lab Control Sample
Prep Type: Total/NA
Prep Batch: 104091

Analyte	Spike Added	LCSSRM Result	LCSSRM Qualifier	Unit	D	%Rec	%Rec. Limits
Lead	181	156		mg/Kg		86	62 - 113
Arsenic	79.4	74.5		mg/Kg		94	69 - 119

Lab Sample ID: 720-39001-1 MS
Matrix: Solid
Analysis Batch: 104141

Client Sample ID: EB-1
Prep Type: Total/NA
Prep Batch: 104091

Analyte	Sample Result	Sample Qualifier	Spike Added	MS Result	MS Qualifier	Unit	D	%Rec	%Rec. Limits
Lead	12		45.5	50.1		mg/Kg		85	75 - 125
Arsenic	6.8		45.5	48.4		mg/Kg		87	75 - 125

Lab Sample ID: 720-39001-1 MSD
Matrix: Solid
Analysis Batch: 104141

Client Sample ID: EB-1
Prep Type: Total/NA
Prep Batch: 104091

Analyte	Sample Result	Sample Qualifier	Spike Added	MSD Result	MSD Qualifier	Unit	D	%Rec	%Rec. Limits	RPD	Limit
Lead	12		45.5	53.4		mg/Kg		92	75 - 125	6	20
Arsenic	6.8		45.5	49.2		mg/Kg		93	75 - 125	6	20

QC Association Summary

Client: Engeo, Inc.
Project/Site: Jones Property

TestAmerica Job ID: 720-39001-1

GC Semi VOA

Prep Batch: 104124

Lab Sample ID	Client Sample ID	Prep Type	Matrix	Method	Prep Batch
720-39001-5	EB-COMPOSITE	Total/NA	Solid	3546	
LCS 720-104124/2-A	Lab Control Sample	Total/NA	Solid	3546	
LCSD 720-104124/3-A	Lab Control Sample Dup	Total/NA	Solid	3546	
MB 720-104124/1-A	Method Blank	Total/NA	Solid	3546	

Analysis Batch: 104179

Lab Sample ID	Client Sample ID	Prep Type	Matrix	Method	Prep Batch
720-39001-5	EB-COMPOSITE	Total/NA	Solid	8081A	104124
LCS 720-104124/2-A	Lab Control Sample	Total/NA	Solid	8081A	104124
LCSD 720-104124/3-A	Lab Control Sample Dup	Total/NA	Solid	8081A	104124
MB 720-104124/1-A	Method Blank	Total/NA	Solid	8081A	104124

Metals

Prep Batch: 104091

Lab Sample ID	Client Sample ID	Prep Type	Matrix	Method	Prep Batch
720-39001-1	EB-1	Total/NA	Solid	3050B	
720-39001-1 MS	EB-1	Total/NA	Solid	3050B	
720-39001-1 MSD	EB-1	Total/NA	Solid	3050B	
720-39001-2	EB-2	Total/NA	Solid	3050B	
720-39001-3	EB-3	Total/NA	Solid	3050B	
720-39001-4	EB-4	Total/NA	Solid	3050B	
LCS 720-104091/2-A	Lab Control Sample	Total/NA	Solid	3050B	
LCSD 720-104091/3-A	Lab Control Sample Dup	Total/NA	Solid	3050B	
LCSSRM 720-104091/13-A	Lab Control Sample	Total/NA	Solid	3050B	
MB 720-104091/1-A	Method Blank	Total/NA	Solid	3050B	

Analysis Batch: 104141

Lab Sample ID	Client Sample ID	Prep Type	Matrix	Method	Prep Batch
720-39001-1	EB-1	Total/NA	Solid	6010B	104091
720-39001-1 MS	EB-1	Total/NA	Solid	6010B	104091
720-39001-1 MSD	EB-1	Total/NA	Solid	6010B	104091
720-39001-2	EB-2	Total/NA	Solid	6010B	104091
720-39001-3	EB-3	Total/NA	Solid	6010B	104091
720-39001-4	EB-4	Total/NA	Solid	6010B	104091
LCS 720-104091/2-A	Lab Control Sample	Total/NA	Solid	6010B	104091
LCSD 720-104091/3-A	Lab Control Sample Dup	Total/NA	Solid	6010B	104091
LCSSRM 720-104091/13-A	Lab Control Sample	Total/NA	Solid	6010B	104091
MB 720-104091/1-A	Method Blank	Total/NA	Solid	6010B	104091

Lab Chronicle

Client: Engeo, Inc.
Project/Site: Jones Property

TestAmerica Job ID: 720-39001-1

Client Sample ID: EB-1

Date Collected: 12/01/11 14:00
Date Received: 12/01/11 17:05

Lab Sample ID: 720-39001-1
Matrix: Solid

Prep Type	Batch Type	Batch Method	Run	Dilution Factor	Batch Number	Prepared or Analyzed	Analyst	Lab
Total/NA	Prep	3050B			104091	12/07/11 10:18	JR	TAL SF
Total/NA	Analysis	6010B		4	104141	12/07/11 17:34	BA	TAL SF

Client Sample ID: EB-2

Date Collected: 12/01/11 14:15
Date Received: 12/01/11 17:05

Lab Sample ID: 720-39001-2
Matrix: Solid

Prep Type	Batch Type	Batch Method	Run	Dilution Factor	Batch Number	Prepared or Analyzed	Analyst	Lab
Total/NA	Prep	3050B			104091	12/07/11 10:18	JR	TAL SF
Total/NA	Analysis	6010B		4	104141	12/07/11 17:42	BA	TAL SF

Client Sample ID: EB-3

Date Collected: 12/01/11 14:30
Date Received: 12/01/11 17:05

Lab Sample ID: 720-39001-3
Matrix: Solid

Prep Type	Batch Type	Batch Method	Run	Dilution Factor	Batch Number	Prepared or Analyzed	Analyst	Lab
Total/NA	Prep	3050B			104091	12/07/11 10:18	JR	TAL SF
Total/NA	Analysis	6010B		4	104141	12/07/11 17:47	BA	TAL SF

Client Sample ID: EB-4

Date Collected: 12/01/11 14:45
Date Received: 12/01/11 17:05

Lab Sample ID: 720-39001-4
Matrix: Solid

Prep Type	Batch Type	Batch Method	Run	Dilution Factor	Batch Number	Prepared or Analyzed	Analyst	Lab
Total/NA	Prep	3050B			104091	12/07/11 10:18	JR	TAL SF
Total/NA	Analysis	6010B		4	104141	12/07/11 17:51	BA	TAL SF

Client Sample ID: EB-COMPOSITE

Date Collected: 12/01/11 14:00
Date Received: 12/01/11 17:05

Lab Sample ID: 720-39001-5
Matrix: Solid

Prep Type	Batch Type	Batch Method	Run	Dilution Factor	Batch Number	Prepared or Analyzed	Analyst	Lab
Total/NA	Prep	3546			104124	12/07/11 16:42	NP	TAL SF
Total/NA	Analysis	8081A		1	104179	12/08/11 17:51	EC	TAL SF

Laboratory References:

TAL SF = TestAmerica San Francisco, 1220 Quarry Lane, Pleasanton, CA 94566, TEL (925)484-1919

Certification Summary

Client: Engeo, Inc.
Project/Site: Jones Property

TestAmerica Job ID: 720-39001-1

Laboratory	Authority	Program	EPA Region	Certification ID
TestAmerica San Francisco	California	State Program	9	2496

Accreditation may not be offered or required for all methods and analytes reported in this package. Please contact your project manager for the laboratory's current list of certified methods and analytes.



Method Summary

Client: Engeo, Inc.
Project/Site: Jones Property

TestAmerica Job ID: 720-39001-1

Method	Method Description	Protocol	Laboratory
8081A	Organochlorine Pesticides (GC)	SW846	TAL SF
6010B	Metals (ICP)	SW846	TAL SF

Protocol References:

SW846 = "Test Methods For Evaluating Solid Waste, Physical/Chemical Methods", Third Edition, November 1986 And Its Updates.

Laboratory References:

TAL SF = TestAmerica San Francisco, 1220 Quarry Lane, Pleasanton, CA 94586. TEL (925)484-1919

Sample Summary

Client: Engeo, Inc.
Project/Site: Jones Property

TestAmerica Job ID: 720-39001-1

Lab Sample ID	Client Sample ID	Matrix	Collected	Received
720-39001-1	EB-1	Solid	12/01/11 14:00	12/01/11 17:05
720-39001-2	EB-2	Solid	12/01/11 14:15	12/01/11 17:05
720-39001-3	EB-3	Solid	12/01/11 14:30	12/01/11 17:05
720-39001-4	EB-4	Solid	12/01/11 14:45	12/01/11 17:05
720-39001-5	EB-COMPOSITE	Solid	12/01/11 14:00	12/01/11 17:05

San Francisco
1220 Quarry Lane

Pleasanton, CA 94566
phone 925.484.1919 fax 925.600.3002

720.39001
Chain of Custody Record

TestAmerica
THE LEADER IN ENVIRONMENTAL TESTING
735742
TestAmerica Laboratories, Inc.

Client Contact: **Self Packings**
 Project Manager: Steve Harris
 Project: ENGED Incorporated
 2010 Crow Canyon Place, Suite #250
 San Ramon, CA 94583
 Phone: 925-886-9000
 FAX: 888-279-2698
 Project Name: Jones Property
 Site: Pleasanton
 P O # 4425,000 000

Project Manager: Steve Harris
 Tel/Fax: same
 Analysis Turnaround Time
 Calendar (C) or Work Days (W) 2
 TAT if different from Below
 2 weeks
 1 week
 2 days
 1 day

Site Contact: Jan Botelho
 Date: 11-30-11
 Carrier:
 COC No: _____ of _____ COCs
 Job No:
 SDG No:

Sample Identification	Sample Date	Sample Time	Sample Type	Matrix	# of Cont.	Lab Contact:	Date:	Carrier:	Sample Specific Notes:
EB-1	12/1/11	2:00	soil	soil	1	arsenic and lead (EPA 6010B)			One four point composite organochlorine pesticides (EPA 8081)
EB-2	12/1/11	2:15	soil	soil	1	organochlorine pesticides (EPA 8081)			
EB-3	12/1/11	2:30	soil	soil	1				
EB-4	12/1/11	2:45	soil	soil	1				

Preservation Used: 1=Ice, 2=HCl, 3=H2SO4, 4=HNO3, 5=NaOH, 6=Other _____
 Possible Hazard Identification
 Non-Hazard Flammable Skin Irritant Poison B Unknown

Special Instructions/QC Requirements & Comments:
 Sample Disposal (A fee may be assessed if samples are retained longer than 1 month)
 Return To Client Disposal By Lab Archive For _____ Months

Relinquished by: APB/ALC/NO Company: ENGED Date/Time: 12/1/11 5:05 Received by: Jan Botelho Company: Test America Date/Time: 12-01-11 1705
 Relinquished by: _____ Company: _____ Date/Time: _____ Received by: _____ Company: _____ Date/Time: _____
 Relinquished by: _____ Company: _____ Date/Time: _____ Received by: _____ Company: _____ Date/Time: _____

Login Sample Receipt Checklist

Client: Engeo, Inc.

Job Number: 720-39001-1

Login Number: 39001

List Source: TestAmerica San Francisco

List Number: 1

Creator: Mullen, Joan

Question	Answer	Comment
Radioactivity either was not measured or, if measured, is at or below background	N/A	
The cooler's custody seal, if present, is intact.	N/A	
The cooler or samples do not appear to have been compromised or tampered with.	True	
Samples were received on ice.	True	
Cooler Temperature is acceptable.	True	
Cooler Temperature is recorded.	True	10.8 <4HRS
COC is present.	True	
COC is filled out in ink and legible.	True	
COC is filled out with all pertinent information.	True	
Is the Field Sampler's name present on COC?	True	
There are no discrepancies between the sample IDs on the containers and the COC.	True	
Samples are received within Holding Time.	True	
Sample containers have legible labels.	True	
Containers are not broken or leaking.	True	
Sample collection date/times are provided.	True	
Appropriate sample containers are used.	True	
Sample bottles are completely filled.	True	
Sample Preservation Verified.	N/A	
There is sufficient vol. for all requested analyses, incl. any requested MS/MSDs	True	
VOA sample vials do not have headspace or bubble is <6mm (1/4") in diameter.	True	
Multiphasic samples are not present.	True	
Samples do not require splitting or compositing.	True	
Residual Chlorine Checked.	True	

13

Project No.
4425.000.000

March 5, 2013
Revised March 6, 2013

Roselyn Estates, LLC
% Mr. Lynn Jansen
Lynden Homes
P.O. Box 417
Diablo, CA 94528-0417

RECEIVED
MAR 06 2013
CITY OF PLEASANTON
PLANNING DIVISION

Subject: Roselyn Estates II Property
1623 Cindy Way – Parcel B
Pleasanton, California

RESPONSE TO PEER REVIEW COMMENTS

- References:
1. ENGEO; Geotechnical Exploration Roselyn Estates II Property, 1623 Cindy Way - Parcel B, Pleasanton, California; Project No. 4425.000.000; August 1, 2012.
 2. ENGEO; Hydraulic Evaluation and Bank Erosion Analysis of Arroyo Del Valle, Roselyn Estates II Property, 1623 Cindy Way - Parcel B, Pleasanton, California; Project No. 4425.000.000; August 1, 2012.
 3. DeBolt Civil Engineering; Roselyn Estates Phase II Project, P.U.D. #94 ~ Tract 0000, City of Pleasanton, Alameda County, California; Job No. 06136; 8/15/2012.
 4. Alan Kropp and Associates, Roselyn Estates II, e-mail transmittal of peer review comments, March 1, 2013.

Dear Mr. Jansen:

This letter is provided in response to peer review comments by Alan Kropp and Associates in an email dated March 2, 2013, regarding the Roselyn Estates II Property in Pleasanton, California. ENGEO has completed geotechnical and hydraulic studies at the site and provided the results of those studies in References 1 and 2 listed above. The City of Pleasanton has asked for our response to the three peer review comments; the comments and our responses are provided below:

Comment 1 - Bio-Remediation Facility: *“Engeo has indicated the bio-remediation area should be underlain by a geomembrane to minimize the introduction of water into the top of the slope. I assume this means the geomembrane should extent under the entire width of the swale area and wrap up at the edges to reach the ground surface. To make this*

geomembrane liner impervious, it will have to be welded at the seams, much like the sealing that is done below a landfill- is that correct? Does the extent of the geomembrane include the entirety of the triangular area at the east end of the property? With the equivalent of a buried bathtub being created, and a limited orifice for discharging the collected water, what is the likelihood the swale will fill with water because of the slow discharge and overflow outside the swale area?

ENGEO Response 1: In our Geotechnical Exploration report for Roselyn Estates, Reference 1, we discussed the proposed bioswale/stormwater retention area in Section 1.3 Proposed Development and Section 5.1 Bioretention Area. In Section 5.1 we discuss that infiltration of water could adversely affect the stability of the creek bank. We recommend an impermeable membrane should underlay the bioswale along Lynn Drive area starting from the edge of the path pavement, underlying the Class II Permeable material, and then extending to the curb opposite of the path. Soil may be placed on the membrane to facilitate planting. The intent of the membrane is to limit water infiltration into the underlying soils. In the triangular shaped area of the bioretention area located in the northeastern part of the project site, the impermeable membrane should be placed underlying areas proposed for bio-treatment soil mix (BSM) and Class II Permeable material. Other areas within the triangular area may omit the membrane if the ground surface is sloped a minimum of 5 percent to a drainage facility and ponding is not permitted, otherwise, the impermeable membrane should be placed. In our experience, overlaying of the seams of the membrane by at least 1 foot will substantially limit the volume of water leaking into the subgrade. The intention of the membrane is to limit the volume of water infiltrating within the bioswale area, not to create a watertight barrier. Water should only be allowed to exit the bioswale/bioretention area by evaporation or controlled discharge through a designated orifice. It is our understanding the sheet flow from Calico Drive and Lynn Drive, in addition to an existing storm drain line on Lynn Drive north of Lot 2, is planned to discharge stormwater into the Bioretention swale. The civil engineer should design the bioswale/bioretention area such that the bioswale/bioretention area has sufficient volume to avoid potential overflow outside the bioswale/bioretention area. In accordance with current regulations, the facility should be designed to drain completely within 72 hours.

Comment 2 - Water Level in the Slope: *“The slope stability analyses indicates the water level within the slope was assumed to be at Elevation 308, the toe of the slope, for the computations. The flooding analyses indicates the water could build up to Elevation 322-327 during a 100-year event. Given the moderately permeable layers of sands and silts present along the creek, it is likely the water surface within the slope along the creek could build up to much higher than Elevation 308. Engco should perform a sensitivity study to illustrate the degradation in factor of safety with raising of water levels within the slope, and then comment on the highest reasonable levels of build-up they expect. Engco should then recommend any needed adjustments in their remedial design.”*

ENGEO Response 2: In our Geotechnical Exploration report for Roselyn Estates, Reference 1, we discussed the effect of rapid drawdown and stated: “The saturation and dissipation of pore-water pressure in the slope is largely influenced by the permeability of the soil. A detailed hydrologic study was performed in parallel with this geotechnical study. From this study, it is estimated that the flood elevation for the 100-year event will have a relatively short duration. Due to the creek bank consisting of predominantly stiff to hard fine-grained soil, and the short duration of the flood, it is our opinion that the potential of the slope to saturate from a flooding event is low...” In addition, during our exploration in December 2011, groundwater was encountered at a depth of about 35 feet below grade at the two borings near the slope face. In comparison, the bottom of the creek is approximately 27 to 30 feet below the top of bank.

To evaluate the degradation in the factor of safety with raising the water levels within the slope, we modeled the water level within the slope for all four cross-sections at the highest elevation of 327 feet. The analysis indicates that the factor of safety is one or greater for the reinforced slope. It is our opinion that a factor of safety of one or greater is satisfactory given that the likelihood of the flood event is low with a short duration, in combination with the permeability of the soil that would not facilitate much infiltration for the short duration event. Table 1 below shows a comparison of the factor of safety with the water level modeled at the base of the creek bank compared to the factor of safety with the water level modeled at elevation 327 feet. The individual slope stability runs are included in the attachment. Based on our stability analyses, we do not recommend changes to the reinforcement recommendations.

TABLE 1

CALCULATED FACTOR OF SAFETY		
Section	Water Level Base of Creek Bank (Reference 1)	Water Level at Elevation 327 feet
A to A'	1.6	1.0
B to B'	1.5	1.0
C to C'	1.6	1.1
D to D'	1.6	1.1

Comment 3 - Geogrid Reinforcement: *“The current design appears to indicate the geogrid below the roadway will end immediately north of the proposed water main in the street. Engeo should confirm this location (and note if any further modification is needed based on Item 2 above), and indicate whether in the unlikely event the geogrid is severed it must be spliced back together to meet the project stability requirements.”*

ENGEO Response 3: As noted in our response to Comment 2, it is our opinion that modification to the geogrid configuration is not needed.

From our discussions with the client regarding the planned location of utilities, it is our understanding that utilities will not be placed within the designated geogrid area, with exception of the stormdrain line on Lynn Drive north of Lot 2 that is planned to discharge stormwater into the biorention swale. The proposed stormdrain should be located above the top layer of geogrid. In general, utilities should be place above the geogrid so that in the event that utilities need to be serviced, the geogrid is not damaged. The geograds can and should be repaired per manufacturer specifications if damaged somehow in future.

If you have any questions or comments regarding this letter, please call and we will be glad to discuss them with you.

Sincerely,

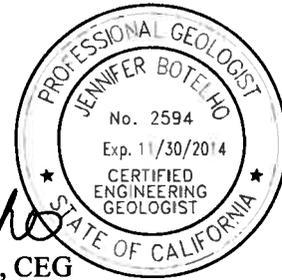
ENGEO Incorporated



Randy Hildebrant, PE



Jennifer R. Botelho, CEG



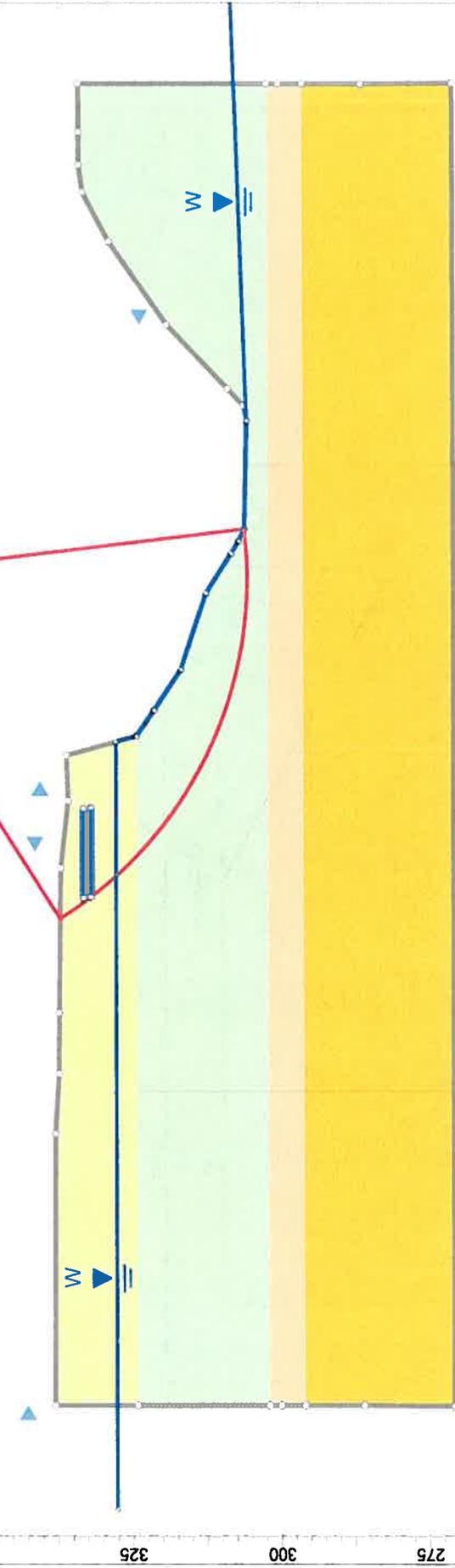
Raymond P. Skinner, CEG
rh/jrb/rps/jf

Attachments: Slope Stability Analysis Output

cc: Mr. Al Baez - City of Pleasanton

Material Name	Color	Unit Weight (lb/ft ³)	Sat. Unit Weight (lb/ft ³)	Strength Type	Cohesion (lb/ft ²)	Phi	Water Surface	Hu Type
Surface Silt	Light Green	93	100	Mohr-Coulomb	0	31	Water Surface	Constant
Lean Clay	Light Blue	120	130	Mohr-Coulomb	200	27	Water Surface	Constant
Soft Clay	Light Orange	130		Mohr-Coulomb	100	27	Water Surface	Constant
CL-ML	Light Yellow	140		Mohr-Coulomb	0	30	Water Surface	Constant

1.0





Expect Excellence

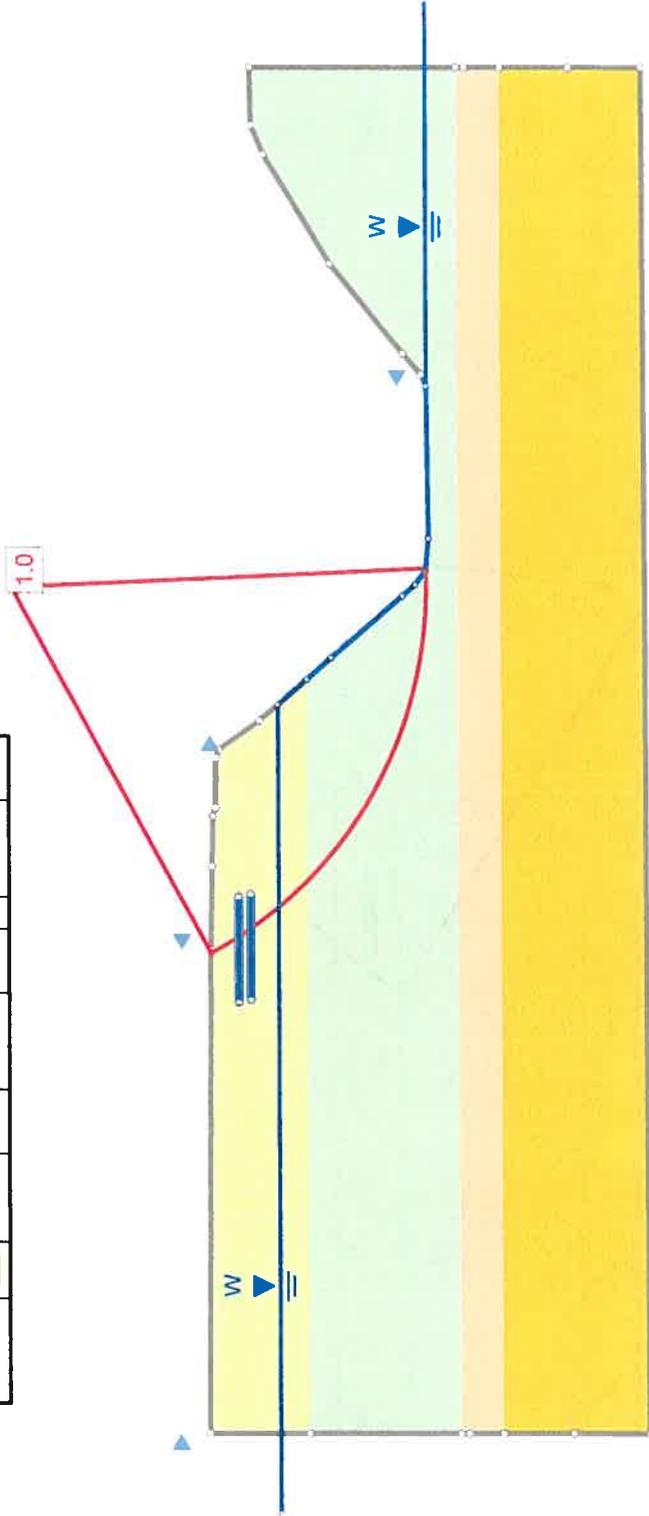
SLIDEINTERPRET & B14

Roselyn Estates II Property

Section A-A' 2:1 Setback Reinforced

Drawn By	Scale	Company
R. Hildebrandt	1:300	ENGEO
Date	File Name	
12/27/2011, 11:27:38 AM	A-A'-analysis reinforced higher water.slm	

Material Name	Color	Unit Weight (lb/ft ³)	Sec. Unit Weights (lb/ft ³)	Strength Type	Cohesion (lb/ft ²)	Phi	Water Surface	Hu Type
Surface Silt	Yellow	93	100	Mohr-Coulomb	0	31	Water Surface	Constant
Lean Clay	Light Green	120	130	Mohr-Coulomb	200	27	Water Surface	Constant
Soft Clay	Orange	130		Mohr-Coulomb	100	27	Water Surface	Constant
CL-ML	Yellow	140		Mohr-Coulomb	0	30	Water Surface	Constant



SLIDEINTERPRET 6.014

Project

Roselyn Estates II Property

Analysis Description

Section B-B' 2:1 Setback Reinforced

Drawn By

R. Hildebrandt

Scale

1:300

Company

ENGEO

Date

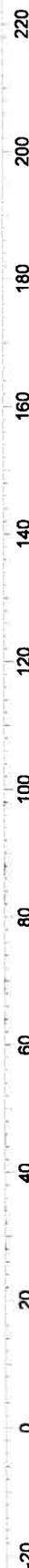
12/27/2011, 11:29:33 AM

File Name

B-B'-analysis Reinforced higher water.slm

Material Name	Color	Unit Weight (lb/ft ³)	Sat. Unit Weight (lb/ft ³)	Strength Type	Cohesion (lb/ft ²)	PH	Water Surface	Hu Type
Surface Silt		83	100	Mohr-Coulomb	0	31	Water Surface	Constant
Lean Clay		120	130	Mohr-Coulomb	200	27	Water Surface	Constant
Soft Clay		130		Mohr-Coulomb	300	27	Water Surface	Constant
CL-ML		140		Mohr-Coulomb	0	30	Water Surface	Constant

1,1



Project

Roselyn Estates II Property

Analysis Description

Section C-C 2:1 Setback Reinforced

Drawn By

R. Hildebrandt

Company

ENGEO

Date

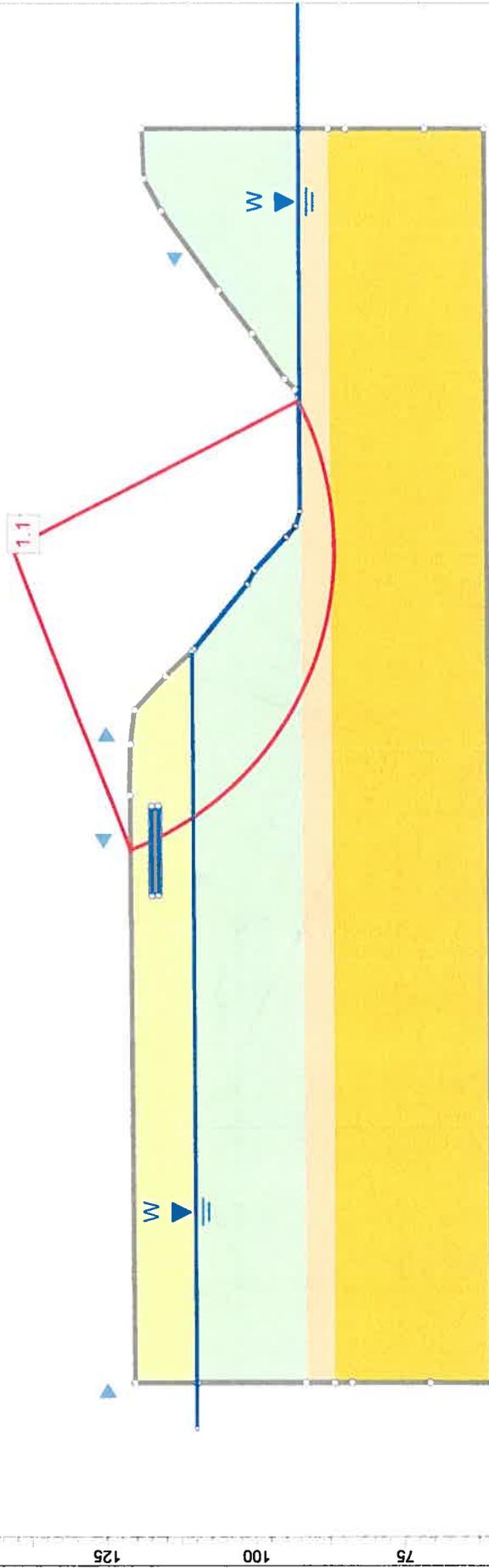
12/27/2011, 11:30:08 AM

File Name

C-C-analysis reinforced higher water.slm

20

Material Name	Color	Unit Weight (lbs/ft ³)	Sat. Unit Weight (lbs/ft ³)	Strength Type	Cohesion (lb/ft ²)	Phi	Water Surface	Hu Type
Surface Silt		93	100	Mohr-Coulomb	0	31	Water Surface	Constant
Lean Clay		120	130	Mohr-Coulomb	200	27	Water Surface	Constant
Soft Clay		130		Mohr-Coulomb	100	27	Water Surface	Constant
CL-ML		140		Mohr-Coulomb	0	30	Water Surface	Constant



50

0 20 40 60 80 100 120 140 160 180 200 220 240

ENGEO
Expect Excellence
SLIDEINTERPRET 6.014

Project		Roselyn Estates II Property	
Analysis Description		Section D-D' 2:1 Setback Reinforced	
Drawn By	R. Hildebrant	Scale	1:300
Date	12/27/2011, 11:30:40 AM	Company	ENGEO
		File Name	D-D'-analysis reinforced higher water.slm



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March 14, 2013
1696-25, L-29629

Mr. Al Baez
City of Pleasanton, Community Development
PO Box 520
Pleasanton, CA 94566

RE: Geotechnical Peer Review
Roselyn Estates II
Pleasanton, California

Dear Mr. Baez:

At your request, we have performed a geotechnical peer review of the static slope stability elements of the proposed Roselyn Estates II development. This project will include seven new homes, along with new public streets and utilities. The primary new street will be an extension of Lynn Drive, which will be located near the top of the southern bank of Arroyo Del Valle. A bio-retention facility will be built along the top of the bank to receive and transport runoff from the project. The purpose of our peer review was to evaluate whether the static slope stability analyses of the arroyo bank conformed to generally accepted principles and practices. It should be noted that a peer review of the earthquake stability of the bank was not included in our scope of work.

DOCUMENTS REVIEWED

We reviewed the following documents as part of our peer review:

- "Roselyn Estates Phase II Project – PUD #00, Tract 0000, City of Pleasanton, Alameda County, California," Prepared by DeBolt Civil Engineering (DCE), General Civil Engineering Plans, 7 sheets, Dated 8/5/12, Project 06136;
- "Hydraulic Evaluation and Bank Erosion Analysis of Arroyo Del Valle, Roselyn Estates II Property, 1623 Cindy Way – Parcel B, Pleasanton, California," Prepared by Engeo, Dated August 1, 2012, Project 4425.000.000;
- "Geotechnical Exploration – Roselyn Estates II Property, Pleasanton, California," Prepared by Engeo, Dated August 1, 2012, Project 4425.000.000;
- "Response to Comments from City of Pleasanton – Roselyn Estates II Property, 1623 Cindy Way – Parcel B, Pleasanton, California," Prepared by Engeo, Dated January 16, 2013, (Revised January 17, 2013), Project 4425.000.000;

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- "Response to Peer Review Comments – Roselyn Estates II Property, 1623 Cindy Way – Parcel B, Pleasanton, California," Prepared by Engeo, Dated March 5, 2013, (Revised March 6, 2013), Project 4425.000.000; and
- Miscellaneous Details Related to Bio-Retention Facility Attached to Email from Lynn Jansen, Dated March 6, 2013;

SITE VISIT

The undersigned visited the site on February 20, 2013, to observe the surficial conditions present. In addition, he met with you and Lynn Jansen on the site to discuss some of the project details and issues that were to be addressed in the peer review process.

REQUEST FOR ADDITIONAL INFORMATION

After our site visit and review of initial documents, we sent an email to you on March 1, 2013, requesting that the applicant submit additional information. The issues of concern that were to be addressed involved:

1. The extent of the geomembrane and the joints between the geomembrane sections below the bio-retention facility;
2. The sensitivity of the slope stability analyses to build-up of water within the arroyo slope during times of elevated creek flow; and
3. The likelihood of the geogrid below the public road being impacted by utility construction, and the need for repair of the geogrid should it be severed in the future.

The Engeo letter of March 6, 2013, responded to these issues.

CONCLUSIONS

It is our opinion that the documents prepared and submitted by the applicant's consultants conform to generally accepted geotechnical engineering principles and practices. The key issues we evaluated and our conclusions are as follows:

1. The entire bio-retention facility will be underlain by a geomembrane to limit the entry of collected water into the top of the bank area. The adjacent sections of geomembrane will be overlapped about one foot (not welded or sealed into a watertight condition) so some water may enter the ground at the area it overlaps, but it should be very limited in quantity. Engeo indicated that the civil engineer (DCE) should design the bio-retention area with sufficient volume so that overflow outside the area does not occur.
2. The static slope stability analyses performed by Engeo appear reasonable and appear to utilize appropriate topographic conditions, soil parameters, and groundwater levels. Appropriate factors of safety for long-term stability are achieved with the geogrid inclusion. Reduced factors of safety

will be present as water builds in the bank during periods of high creek flow, but these factors of safety remain at or above 1.0; we judge that this a reasonable analysis.

3. The inclusion of geogrid in the locations proposed is a reasonable response to the conditions present and the proposed construction from a geotechnical standpoint. At a depth of four feet, and beyond the plan limits of the currently proposed utilities, it seems unlikely the geogrid will be impacted by excavations or trenches. However, as Engeo noted, should the geogrid be cut, it should be restored using manufacturer's recommendations.
4. The clean-up work performed at the top of the bank and subsequently repaired does not appear to have significantly disturbed the slope.

CLOSURE

Our firm's services have been performed in accordance with generally accepted geologic and engineering principles and practices. This warranty is in lieu of all other warranties, either expressed or implied. Our services have been provided at the request of the City of Pleasanton. Our role was to provide technical assistance to the City as it considers its permit in this application and we understand our firm is purported the same protection as the City under State Law.

We trust this provides the information required at this time. If you have any questions, please call.

Very truly yours,

ALAN KROPP & ASSOCIATES

Alan Kropp
Alan Kropp, G.E.



AK/mm

Copies: Addressee (2)

1696-25 Roselyn Estates II-Geotech Peer Review ltr

Al Baez

From: Alan Kropp [akropp@akropp.com]
Sent: Friday, March 01, 2013 3:14 PM
To: Al Baez
Subject: Roselyn Estates II

Al-

I am submitting this email to summarize my comments regarding my peer review of the subject project. So far, I have reviewed the Engeo geotechnical exploration and hydraulic analysis reports (both dated August 1, 2012) as well as their response to comments letter of January 16, 2013. I have also reviewed the 7-sheet plan set prepared by DeBolt Engineering and a bio-remediation detail you sent. I visited the site on 2/20/13, where I met with the applicant (Lynn Jansen) and yourself.

Based on my analyses to date, it is my opinion additional information should be submitted by the applicant and/or his consultants to satisfactorily complete this project application from a geotechnical perspective. The three areas that need to be addressed, along with some specific questions that should be answered, are as follows:

1. Bio-Remediation Facility- Engeo has indicated the bio-remediation area should be underlain by a geomembrane to minimize the introduction of water into the top of the slope. I assume this means the geomembrane should extend under the entire width of the swale area and wrap up at the edges to reach the ground surface. To make this geomembrane liner impervious, it will have to be welded at the seams, much like the sealing that is done below a landfill- is that correct? Does the extent of the geomembrane include the entirety of the triangular area at the east end of the property? With the equivalent of a buried bathtub being created, and a limited orifice for discharging the collected water, what is the likelihood the swale will fill with water because of the slow discharge and overflow outside the swale area?
2. Water Level in Slope- The slope stability analyses indicates the water level within the slope was assumed to be at Elevation 308, the toe of the slope, for the computations. The flooding analyses indicates the water could build up to Elevation 322-327 during a 100-year event. Given the moderately permeable layers of sands and silts present along the creek, it is likely the water surface within the slope along the creek could build up to much higher than Elevation 308. Engeo should perform a sensitivity study to illustrate the degradation in factor of safety with raising of water levels within the slope, and then comment on the highest reasonable levels of build-up they expect. Engeo should then recommend any needed adjustments in their remedial design.
3. Geogrid Reinforcement- The current design appears to indicate the geogrid below the roadway will end immediately north of the proposed water main in the street. Engeo should confirm this location (and note if any further modification is needed based on Item 2 above), and indicate whether in the unlikely event the geogrid is severed it must be spliced back together to meet the project stability requirements.

I hope this is clear. Let me know if you have any questions. I would be glad to discuss this with the applicant's consultants if that would be beneficial.

Alan Kropp, G.E.
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3/1/2013