



Health Care Services

Alameda County Environmental Health Meeting Sign-In Sheet

RO0000042 / RO0000043 / RO0000440 Meeting

Thursday, June 02, 2011; 10:30 AM

NAME	COMPANY	MAILING ADDRESS	PHONE	Signature	E-MAIL
Donna Drogos	Alameda County	1131 Harbor Bay Pkwy, Suite 250 Alameda, CA 94502	(510) 567-6791		donna.drogos@acgov.org
Mark Detterman	Alameda County	1131 Harbor Bay Pkwy, Suite 250 Alameda, CA 94502	(510) 567-6876		mark.detterman@acgov.org
Chris Baldassari	PES Environmental	1682 Nevada Bl., Suite 100, Nevada CA 94947	415-899-1600		cbaldassari@pesenv.com
ROBERT CREPS	"	"	"		RCREPS@PESENV.COM
Julie Treinen	Griffin Capital	2121 Rosecrans Ave Ste 2371 El Segundo CA 90245	310-606-5900		jtreinen@griffincapital.com
Vince HANINGTON	Sybase	One Sybase Dr. Dublin CA 94568	925-236-4585		VINCEN@SYBASE.COM
BRAD McINERNEY	Sybase	"	925-236-4570		brad@sybase.com
Michelle King	Environ Kalmus & Associates	1870 Osgood Dr Burlingame, CA 94010	650 292 3100		mking@ekiconsult.com

DRAFT

AGENDA

Meeting with Sybase, Inc., Griffin Properties, and ACEH

Former USTs at
6601/6603 Shellmound Street and 1650 65th Street, Emeryville, California

2 June 2011

1. Introductions and Opening Remarks

2. 1 April 2011 Letters

• 6601/6603 Shellmound

42/43

- Geotracker—complete
- Vapor Intrusion Work Plan
- Groundwater Monitoring

• 1650 65th Street

4/0

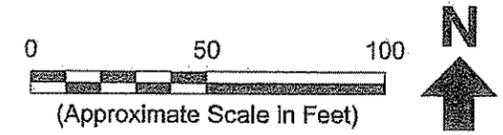
- Geotracker—complete
- Data Table Updates
- Work Plan for Further Assessment
 - i. Downgradient groundwater
 - ii. Sub-slab soil vapor
 - iii. Subsurface investigation
- Update on Upgradient Source to Well MW-8
- Preferential Pathway Study Addendum
- Groundwater Monitoring

Moth and
- EFD
- B+P

3. Requirements for Closure

4. Next Steps

"DRAFT FOR DISCUSSION PURPOSES ONLY."



SB-1 (ug/L)	1996	SB-2 (ug/L)	1996	SB-3 (ug/L)	1996	SB-4 (ug/L)	1996	SB-5 (ug/L)	1996	SB-6 (ug/L)	1996
TEPH	9,400	TEPH	<41,000	TEPH	13,000,000	TEPH	690,000	TEPH	2,100,000	TEPH	22,000,000
TPPH	930	TPPH	<50	TPPH	<5,000	TPPH	<200	TPPH	1,800	TPPH	370,000
Benzene	<5	Benzene	0.99	Benzene	160	Benzene	5	Benzene	150	Benzene	<1,000
Toluene	<5	Toluene	<0.5	Toluene	<50	Toluene	<2	Toluene	<5	Toluene	<1,000
Ethylbenzene	11	Ethylbenzene	<0.5	Ethylbenzene	<50	Ethylbenzene	<2	Ethylbenzene	<5	Ethylbenzene	<1,000
Xylenes	17	Xylenes	<0.5	Xylenes	<50	Xylenes	<2	Xylenes	11	Xylenes	<1,000
MTBE	<25	MTBE	6.4	MTBE	<250	MTBE	<10	MTBE	<25	MTBE	<5,000

Legend:

- Property Boundary
- Approximate Tank Area
- Approximate Excavation Area (as depicted in Dubovsky and Petite, 1990)
- ⊕ Off-Site Monitoring Well Location
- ⊙ Soil Boring Location (1996)
- Soil Boring Location (2010)
- ⊕ Grab Groundwater Sampling Location (2010)
- Power Pole (PP)
- Storm Drain Line
- Fire Service Line
- Sanitary Sewer Line
- Electrical Line
- Gas Line

Proposed Soil Gas Sampling Location (subject to field verification)

Abbreviations:

- ug/L = micrograms per Liter
- MTBE = Methyl Tertiary Butyl Ether
- TEPH = Total Extractable Petroleum Hydrocarbons
- TPPH = Total Purgeable Petroleum Hydrocarbons

Notes:

1. All locations are approximate.
2. Basemap source: Digitized from Alta Land Survey Title Map (undated).
3. Posted groundwater data are from the 8 March 2010 and 9 April 2010 sampling event. Previous groundwater investigation were conducted in 1996 and 1997.

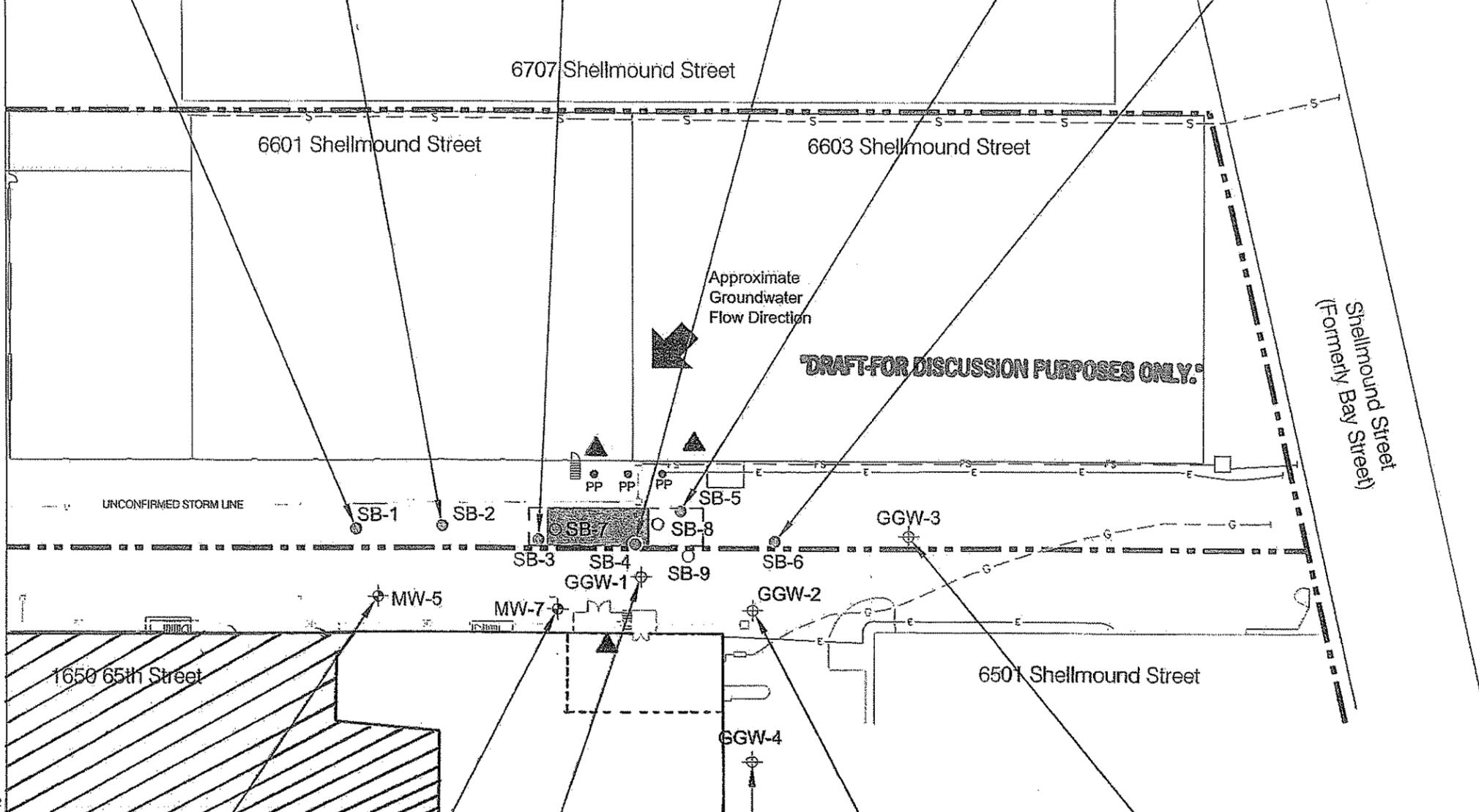
Erler & Kalinowski, Inc.

Groundwater Sampling Results

6601/6603 Shellmound Street
Emeryville, CA
May 2010
EKI 950074.05

DRAFT

Figure 2



MW-5 (ug/L)	1997	2010	MW-7 (ug/L)	1997	2010	GGW-1 (ug/L)	2010	GGW-4 (ug/L)	2010	GGW-2 (ug/L)	2010	GGW-3 (ug/L)	2010
TEPH	4,800	250	TEPH	2,500	<50	TEPH	34,000	TEPH	<50	TEPH	10,000	TEPH	180
TPPH	210	99	TPPH	200	<50	TPPH	550	TPPH	<50	TPPH	90	TPPH	<50
Benzene	38	<0.5	Benzene	59	<1	Benzene	56	Benzene	<0.5	Benzene	0.9	Benzene	2.1
Toluene	<0.5	<0.5	Toluene	1.2	<1	Toluene	2.7	Toluene	<0.5	Toluene	<0.5	Toluene	<0.5
Ethylbenzene	<0.5	<0.5	Ethylbenzene	<0.5	<1	Ethylbenzene	2.2	Ethylbenzene	<0.5	Ethylbenzene	<0.5	Ethylbenzene	<0.5
Xylenes	<0.5	<1.0	Xylenes	<0.5	<2	Xylenes	6.2	Xylenes	<1.0	Xylenes	<1.0	Xylenes	<1.0
MTBE	7.5	2	MTBE	8.2	<1	MTBE	1.4	MTBE	<0.5	MTBE	<0.5	MTBE	<0.5

G:\950074\950074.dwg Figure 02.dwg 9-14-10

RO 42; Mussallem / Sybase; 6601 Bay (Shellmound) Street (The Shellmound)
RO43; Richardson / Sybase; 6603 Bay (Shellmound) Street (The Shellmound)
RO440; Emery Bay Plaza; 1650 65th Street (The Atrium)

Meeting June 2, 2011; 3:00 – 5:15

Meet with Chris Baldassari & Robert Creps (PES Environmental); Julie Treinen (Griffin Capital), Vince Herington & Brad McInroy (Sybase); Michelle King (Erler & Kalinowski); Donna Drogos
Notes by Mark Detterman

As background Griffin Capital bought in 1995 for The Atrium parcel, subsequently approached to purchase the two Shellmound parcels in 2005 time range; both underwent due diligence; seemed to be on track towards closure. With respect to The Atrium, had been working with Susan Hugo and had received letter that closure was imminent, but needed to go to RWQCB, which is where trail ended. They have searched RWQCB records, but RWQCB does not appear to have received closure package / request for concurrence. ACEH's only thought is that it might have been rejected at that level, but do not know. Explained during meeting that while I might be comfortable with the data, I've got to convince two levels over me (Supervisor and RWQCB) who are not as familiar with the data, that my interpretation of data is correct and that I've not overlooked or missed something.

As further background Rob Creps briefly discussed bio-augmentation in 1998 – 2000 time range, which he reports was successful in reducing concentrations an order of magnitude, both Rob and Michelle King report that vapor intrusion was evaluated back before closure was requested. Michelle reports using the Farmer Model and RBCA modeling approaches.

Both report Geotracker issues are now complete and fulfilled.

Discussed the reasons behind our request – methane is reported to “occlude” oxygen infiltration beneath buildings, thereby preventing biodegradation of petroleum hydrocarbons, and due to report that oxygen infiltration beneath large building can become a problem when buildings approach or exceed 60 ft in width, and this building is well in excess of this (500 ft??). Thereafter, discuss and review new data (previously conducted study not previously considered necessary) that shows oxygen in the subsurface beneath The Atrium at 1 ft bgs; 4 ft bgs sampling oxygen drops to <1 for the majority of the building. This study was conducted before passive methane vent wells were installed, (and before active indoor methane monitoring and alarm system installation; reports to Emeryville Fire Dept). It will be uploaded shortly to both websites (Geotracker & ACEH). Work was done for large scale building improvements in preparation for a sale and new tenants in 2003 / 2004. Reports mention permanent vapor wells intended to be left, but Rob Creps believes they were destroyed during vent well installations; will look for further. Problem with western portion of The Atrium is a tenant that cannot allow easy access to that portion of the building; to repair a toilet can take a significant period of time to approve. And for Expressions College, the students practically live there, so there is no down time to sample in.

Also discussed an April 5, 2010 Bay Center Site sampling of ambient air, wherein outdoor concentrations exceeded ESLs by 10x.

A point was alluded to that in a large building, certain areas might have “vapors”, but mixing would be expected to reduce the concentrations over the whole.

I ask the question was asked why methane was studied in the first place. I've been speaking with Markus Niebanck of City of Emeryville and he is not aware of a standardized process, at least in Building & Planning. Rob Creps reported that consultants and contractors who generally work in Emeryville are aware of the potential methane issues from a former bay margin landfill (native grasses, bay mud, and landfill generation), and with an abundance of concern evaluate buildings as they undergo renovation. It is an informal process, not coordinated by a governmental entity.

Review plan of work for all three sites; Michelle King proposes only a BTEX sub-slab investigation, not wanting to get into landfill VOC issues. Discussion includes ACEH regulatory authority to do so. We respond that while we are tasked with LOP issues, once other health concerns are discovered we do have the ability to expand the scope of work, including having landfill oversight authority. Rob Creps reports that Chris has found VOC analytical data for The Atrium site, Michelle follows up to determine if it may be useful for The Shellmound sites; is old EPA 610 data buried in a recent report. Both want to limit vapor points to perimeter locations, and limit the number. This would need ACEH evaluation, but might be a problem.

Sybase and Griffin Capital both attempt to get a clearer picture of how long this might go as both thought they had closure in 1998. Sybase's contract is only for USTs; we respond that they might need to talk with property owners as how to handle extra requested work outside just the UST closure issue. Both want closure if numbers are acceptable in vapor intrusion investigation. We respond that it is difficult to say in advance, that unfortunately it is not always a "if this, then that" scenario. I believe we are close to closure, that the cases are very mature, but unexpected findings can side track an investigation, even if results appear decent on the surface.

Work Plans will be started shortly and submitted for review. PES has just sampled groundwater and will be generating a report. Michelle King suggests sampling quarterly on "her" site, I respond that I put sampling on an annual schedule, in the hopes that only a couple (or less) might be needed before closure.