



8 October, 2013

PROPOSED DISCUSSION TOPICS FOR MEETING

TOPIC: Proposed Site Remediation/Redevelopment Activities
3093 Broadway, Oakland

MEETING LOCATION: Alameda County Environmental Health Office
1131 Harbor Bay Parkway
Alameda, CA 95402

ATTENDING: Karel Detterman, PG, ACEH
Dilan Roe, ACEG

Jim Green, PE, Haley & Aldrich, Inc.
Voytek Bajcarowicz, Haley & Aldrich, Inc.

John Greer, TCC
Robert Chute, TCC
Neal Holdridge, TCC

George Hill, Hill Family Trust

DISCUSSION TOPICS:

- 1.) TCC is considering redeveloping this site, and is contemplating an aggressive remediation strategy designed to attain site closure as soon as possible. In order for the transaction to transpire, it is necessary to develop a remediation strategy/plan that would receive the full approval of ACEH in a very timely manner. It is our desire that ACEH will help us implement our plan as expeditiously as possible so that full site closure may be achieved in relatively short order. Towards this end we would like to discuss and get a sense of the review and approval timing that can be anticipated for the various steps to be implemented.
- 2.) We are assuming (and wish to confirm with ACEH), on the basis of a preliminary review of the data, that this site would fall under the UST Low Threat Groundwater specific scenario #4, where the closure criteria for groundwater would be satisfied if benzene and MTBE concentrations are reduced to, and documented to be less than 1,000 ug/l. We'd like ACEH's confirmation on this, and we would like to discuss with ACEH the applicability of these concentrations as cleanup levels, and the process of formally approving them in a work plan approval process.
- 3.) Our team believes that the extent of the groundwater plume has been defined, and seeks confirmation from ACEH concerning that belief. If, for whatever reason, ACEH does not feel that the plume has been adequately defined, we would like to discuss the specifics concerning what additional assessment ACEH believes is needed.
- 4.) Our team's preliminary plan is to conduct a soil vapor/soil matrix investigation to assess current, pre-remediation potential VI risk and to more closely assess the extent of soil impacts. On the



basis of that data (and assuming, of course, that the data indicates conditions at the site are suitable) we would propose to conduct a program of chemical oxidation, designed to attain the proposed GW cleanup target. Following that, we would propose a year of confirmation monitoring, and potentially a post-remediation VI investigation to validate that no VI risk is present for the proposed use. Before proceeding, we will need to receive a formal approval to our workplan that ACEH concurs with this approach.

5.) It is likely that Site redevelopment would coincide with the proposed one year period of groundwater confirmation monitoring, and we would hope that ACEH would concur with this as well.

6.) Our proposed schedule for the initial soil vapor/soil matrix investigation (subject to concurrence and approval of ACEH) is the following:

- Work plan preparation/agency review: Oct. – Nov. 2013
- Obtain permits/prepare for field work: Nov. – Dec. 2013
- Conduct field work: Dec. 2013 – Jan. 2014
- Report finalization: Jan – Feb 2014

7.) Our proposed schedule for the remainder of the project and site development (again, subject to concurrence and approval of ACEH) is the following:

- Conduct Injection Bench Test Feb – March 2014
- Pilot Test Workplan March 2014
- Obtain permits/prep for Pilot Test March – April 2014
- Conduct Pilot Test May 2014
- **Building Demo (concurrent with Pilot Testing)** **2nd/3rd Quarter 2014**
- Workplan/planning/ regulatory approval for Injection Program June – July 2014
- Implement Injection Program Aug – Sept 2014
- Injection Program Report Finalization Sept – Oct 2014
- **Begin grading/foundation construction, Coinciding with any hot-spot removal activities, etc. deemed necessary** **4th Quarter 2014**
- Confirmation Groundwater Sampling Oct. 2014 – Oct. 2015
- Approval for site closure (if appropriate) Oct. 2015
- Monitoring Well Demo/final site closure Nov. 2015