

Notes of Meeting held on Tuesday, December 19, 2017

Case RO358 – Exxon #7-0235, 2225 Telegraph Ave., Oakland

Attendees: Ross Stackhouse of Tidewater Capital, representing the developer GH I TC 225 Telegraph, LLC (Developer), consultants for Developer Jeremy Smith and Veronica Statham of AEI Consultants (AEI) and Tom Graf of GrafCon, Jennifer Sedlachek of ExxonMobil, ExxonMobile consultants Scott Perkins and Jim Chappell of Cardno ERI (Cardno), and ACDEH representatives Keith Nowell (case worker) and Dilan Roe (Chief, Land Water Division).

Background: Site is an active gasoline fueling station occupying a single APN. The property owners-station operators have entered into an agreement with the Developer who is proposing a modular-unit multi-story millennial hotel. The site will be leased by the Developer for proposed redevelopment. As a millennial hotel, there are no parking areas. The proposed development is a lot-line to lot-line building situated on a mat-on-grade foundation. As a BART tunnel is located beneath the parcel in the vicinity of the northeast site corner, the foundation will reside on piers and cantilever over the BART tube area.

Topics of Discussion: LOP case status and the path to closure; opening a VRAP case in conjunction with closure of the LOP case; potential cleanup following station decommissioning and UST removals; post LOP closure monitoring; extent of a tentatively proposed vapor mitigation system (VMS) to address potential TPH intrusion to indoor air; project schedule; and report submittals.

Residual contamination remains at the site, particularly in the NE corner of the site. As an active fueling station, the remaining data gap to closure of the LOP case appears to be the contaminant plume delineation of the shallow and deeper groundwater bearing zones. As expressed at our previous meeting on November 9, 2017, ACDEH is concerned with potential contaminant exposure at the BART tube. Cardno reported on recent conversations with BART.

The BART tube at this location was constructed in an open excavation in the mid-1960s and subsequently backfilled to current grade. Depending on the time of the release at the site, it is unclear if BART may have partially remediated a portion on the site in the vicinity of the tube. BART was reported to be looking for records regarding tunnel excavation and backfill detail. BART was identified as having said they do not dewater the exterior area of the tube, but do remove water from the tube interior as needed. BART does not maintain records of the quantity of water removed and noted that no petroleum odors have been reported in this area. Based on BART communications, Cardno expressed the opinion the concern of exposure via the BART tube does not appear to be warranted. An alignment survey is in progress for the actual BART tube location.

As the remaining data gap appears to be contaminant plume delineation, the possibility of additional intrusive investigations to delineate the plume was discussed. Intrusive investigations would be time and dollar costly. An alternative proposal is to perform a sensitive receptor survey radially out 2,000 feet from the site. If no receptors are identified, the case could be closed though not meeting the LTCP Groundwater criteria. ACDEH agreed to this proposal.

Cardno will report further on BART conversations and the findings of the sensitive receptor survey in their Amended Request for Closure document. ACDEH proposed a schedule which could achieve case closure in June, 2018.

Concurrent with Cardno's sensitive receptor study, AEI will perform a soil vapor study as part of a vapor intrusion to indoor air evaluation. Following LOP case closure, the Developer will assume environmental liability for future cleanup, unless the project is cancelled. As part of station demolition activities, AEI proposes to excavate primary, secondary, and residual sources as need and to the extent practicable.

Grafcon indicated the site will receive clean backfill and the site will meet the LTCP bioattenuation zone criteria of less than 100 mg/kg TPH and at least 4% oxygen for the 5-foot interval directly beneath the mat foundation. In addition to the anticipated soil excavation, contingencies for a vapor intrusion, including a VMS, will be presented in the corrective action plan document in order to break ground on schedule.

ACDEH noted that a land use covenant (LUC) will be required if the site has a mitigation system. Whether or not a mitigation system would be required would be based on data. The CAP should be prepared addressing worst case scenario and include VMS, steggo wrapping penetrations, etc.

ACDEH requested retaining off-site monitoring wells MW6-I, MW6-H, and MW6-J from the existing well network for post remediation groundwater monitoring, and requested Developer make a determination if these wells need to be destroyed as part of the redevelopment project. ACDEH requested ExxonMobile and Developer negotiate the well transfers.

The Developer presented an aggressive project schedule. Based on the two pieces (LOP and SCP/VRAP) of the site, ACDEH outlined the action items to include the following items discussed below.

LOP Case- ExxonMobile:

January 2018 – Conduct sensitive receptor survey;

Confirm BART communications;

Negotiation of well transfers to Developer;

February 2018 – Submit Amended Request for Closure;

ACDEH review for closure consideration;

March 2018 – Start of Public Comment for Closure Consideration period (60-days);

May 2018 – End of Public Comment for Closure Consideration period;

Destruction of selected wells;

Well destruction and IDW removal report;

June 2018 – ACDEH closure.

SCP (VRAP) Case- Developer:

December 2017 – VRAP funded and signed;

Creation of case in Geotracker;

Work plan for soil vapor investigation- submitted to ACDEH via electronic mail, Attention: Keith Nowell. Installation and sampling of semi-permanent probes with analysis to include to include TPH, VOCs, fixed gases;

ACDEH conditional authorization of soil vapor investigation work plan;

Claim site in GeoTracker;

January 2018 – Baseline Project Schedule;

Soil vapor investigation report (1st event). Include figure showing proposed VMS areas;

Corrective Action Plan (to include source removal (USTs), secondary and residual source excavation, placement of 5-feet of clean backfill (bioattenuation), barrier, with contingencies to include ISCO and VMS). To be approved prior to LOP case closure determination;

February 2018 – CAP review;

March 2018 – CAP approval;

Start of Public notification (30-day period);

April 2018 – End of Public notification;

June 2018 – Soil vapor investigation report (2nd round). Include updated figure showing proposed VMS areas;

Soil import management plan. Soil import documentation submitted for pre-approval, allowing soil import to be performed without further ACDEH review and approval;

Construction soil and groundwater management plan;

September 2018 – Break ground (commencing with station demolition);

Submittal of lead and asbestos abatement report to ACDEH.

Meeting notes prepared and summarized by Keith Nowell, ACDEH case worker.



Health Care Services

Alameda County Environmental Health Meeting Sign-In Sheet

RO358

EXXON #7-0235

2225 TELEGRAPH AVE., OAKLAND

Tuesday, December 19, 2017
1:00 PM

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