

Meeting Notes of Tuesday, December 5, 2017

Case RO378 – Wareham Property Development, 2855 Mandela Parkway, Oakland

Attendees: Balco property owner representative Cori Lutz; consultants Matthew Jones, Michael Sweetenham, & Ben McAlexander all of Trihydro Corporation (Trihydro); and Alameda County Department of Environmental Health (ACDEH) representatives Keith Nowell (case worker) and Paresh Khatri (program supervisor).

Background: Subject site is warehouse structure occupied by several tenants having long-term leases. There are no plans to redevelop the property.

Following the opening introductions, Trihydro outlined the history of occupancy, site investigations, UST removals and remedial actions. As Trihydro assumed duties as lead consultant in 2012, the post-2012 investigations were their primary focus of review.

Trihydro presented an updated SCM incorporating data acquired in recent investigations, including the 2016 UVOST study. Based on the age of the release- the USTs having been removed in 1991- and the distribution of TPH in the subsurface, Trihydro is of the opinion the LNAPL in the subsurface is not migrating and is stable in extent. Results of sub-slab soil gas surveys have not demonstrated a vapor intrusion to indoor air (VI-IA) pathway. It was also stated there are no drinking water wells within ¼-mile of the site.

Trihydro presented an evaluation of potential corrective action technologies that focused on LNAPL removal. Following the elimination of several technologies, remaining technologies were:

1. Skimmer;
2. Dual Pump Liquid Extraction;
3. Multi-phase Extraction (single/dual/ bio-slurping);
4. Natural Source Zone Depletion (NSZD) - this passive technology is considered for the final LNAPL removal (“polishing”) following implementation of any of the above listed active LNAPL removal technologies.

Trihydro noted that a previously conducted LNAPL bail down test was poorly executed and produced inconclusive results regarding the transmissivity of the LNAPL and recommended performing a second bail down test.

Topics of Discussion:

1. **Electronic Submittal of Information (ESI)** – ACDEH acknowledged that numerous submittals have been made to the State Water Resources Control Boards (SWRCBs) GeoTracker database in the past few months, but that there are no laboratory analysis (EDF) files and only one each of depth-to-water (GEO_WELL) and site figure (GEO_MAP) file. The SWRCB mandated the submittal of laboratory analysis data as EDF files to GeoTracker in 2001 for petroleum fuel leak cases and reports and other supporting documentation for all cases by 2005. ACDEH requests a review of the GeoTracker case file and upload of missing submittals.
2. **Well TR-10 LNAPL**– It was noted that monitoring well TR-10, located across Willow Street, contained more than nine feet of LNAPL at the time of the bail down test. Source of the LNAPL was questioned as an abandoned in-place UST is located at 2607 Mandela Parkway in the vicinity of TR-10. Methodologies were discussed re determining if the LNAPL present in TR-10 is associated with the subject site, including a transect and utility study along Willow Street. Trihydro noted that the wave

forms of an adjacent soil bore was consistent with on-site UVOST wave forms and it may be difficult to identify the source.

ACDEH stated that prior to further intrusive investigation, it would request a document review of investigations associated with the tank abandonment and investigations in the vicinity of the 2607 Mandela Parkway UST to evaluate existing data for a possible source determination.

3. **Corrective Action Alternatives** – ACDEH noted that the more energy-intensive corrective action technologies were excluded as viable remedial alternatives. ACDEH indicated technologies should be evaluated on its merits, including duration, effectiveness, and cost.
4. **LNAPL Removal** – Hand bailing of on-site LNAPL wells has appeared to have significantly reduced the thickness of LNAPL observed in these wells. ACDEH suggested that bailing of well TR-10 be performed as an interim remedial measure to evaluate if the LNAPL thickness could be reduced. As mentioned in the Background section above, Trihydro has proposed an additional bail down test to evaluate the transmissivity of the LNAPL and will request performing the testing via electronic mail, Attention: Keith Nowell, in order to expedite the study.
5. **Vapor Intrusion to Indoor Air** – Benzene has been reported at concentrations of up to 10,000 micrograms per liter (ug/L) in well TR-10. Though VI-IA does not appear to be a complete pathway for on-site receptors, it is unclear if the pathway is complete for off-site receptors. As discussed at the meeting, Trihydro has made two attempts to collect soil vapor samples from well SVW-1, which is situated in the immediate vicinity of well TR-10. In both instances Trihydro has encountered water in SVW-1. ACDEH has requested a third attempt at sampling the well prior to the onset of the seasonal winter rains. We have requested that Trihydro submit a request to perform the sampling via electronic mail, Attention: Keith Nowell, in order to expedite the study. Additionally, ACDEH requests the identification of the occupants at the 2607 Mandela Parkway location.
6. **Path to Closure** – The question was posed on how to attain regulatory closure. ACDEH stated the sensitive receptors need to be identified and that it be demonstrated that there is no significant risk to the receptors. Trihydro inquired about the LNAPL presence. ACDEH responded that the SWRCBs Low Threat Underground Storage Tank Case Closure Policy (LTCP) allows closure for cases with LNAPL.



Health Care Services

Alameda County Environmental Health Meeting Sign-In Sheet

RO378

WAREHAM PROPERTY DEVELOPMENT
2855 MANDELLA PARKWAY, OAKLAND

Tuesday, December 5, 2017
1:00 PM

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