



Health Care Services

Alameda County Environmental Health Meeting Sign-In Sheet

RO2515

VALERO #3832

3450 35TH AVE., OAKLAND

Thursday, October 19, 2017
10:00 AM

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Meeting Notes of Thursday, October 19, 2017

Case RO2515 - VALERO #3832, 3450 35TH AVE., OAKLAND

Attendees: Property owners Bieu Tran & Andy Chan; Consultants Brent Searcy & Doug Oram both of ETIC; and later joined by RP Jennifer Sedlachek; and ACDEH representatives Keith Nowell (case worker) and Paresh Khatri (program supervisor).

Background: Site is currently a vacant lot. The owners are considering a commercial structure or a mixed-use building with commercial first floor. The beginning and end of the one hour meeting discussed the site and proposed redevelopment, case closure to existing land use as commercial vacant lot, and entering into a VRAP discussion regarding any site development. If pursued, the VRAP will include a requirement for a site management plan (SMP) addressing potential soil and GW handling. The proposed redevelopment is in the conceptual phase.

Topics of Discussion: Following the opening discussion, ETIC requested ACDEH provide its opinion to closure criteria and additional work needed to achieve closure.

ACDEH's opinion was the case appears to meet all the general criteria and the media specific vapor intrusion criteria, may meet the media specific direct contact (DC) criteria, and does not meet the media specific groundwater criteria.

1. The DC criteria is problematic as there is no documentation regarding the former waste oil tank (WOT) indicating if it leaked and if appropriate sampling was conducted at the time of the WOT removal. Though soil sampling for V6 (collected at 3 and 6 feet) did not detect naphthalene, these samples would not have been collected from beneath the base of the tank. Additionally, the soil gas sample from V6 was not recovered due to the presence of water.
2. The groundwater criteria is not met as the well MW-7 has increasing TPHg and MTBE concentrations. Based on the recent GW flow direction the plume is not defined beyond MW-7 and may not be defined to the SW, comingling with the UNOCAL site located across Quigley St. Additionally, though benzene is not reported in significant concentrations in the MW network, well RW-1 has reported benzene at 1,100 ug/L for the most recent 2 semiannual monitoring events. MW-7 benzene concentration is non-detect; however, the reporting limit (RL) for benzene has been steadily increasing and the RL concentration is currently 25 ug/L. ACDEH posed the question if benzene will appear in well MW-7.

ACDEH also expressed the opinion that off-site (UNOCAL) wells MW-1 and MW-2 appear to be experiencing increasing concentration trends and off-site well MW-3 may be experiencing an increasing trend (...but it is not clear).

ETIC action items:

- A. Paper exercise- They will research records for the WOT and evaluate for evidence of leakage and appropriate scope of analysis. If documents indicate not evidence of leakage, then NFA.
 - Alternatively propose sampling at WOT location for recovery and analysis of a soil sample below the estimated base of the former UST.
 - Additionally, attempt to resample V6 soil vapor.
- B. Paper exercise- Contact analytical lab for a lower reporting limit for MW-7 benzene concentration.

Alternatively propose a vapor probe in MW-7 vicinity for soil vapor evaluation.

ETIC expressed the opinion that it is unlikely that benzene concentrations in and beyond MW-7 would be at levels posing a health risk, using observations of the response of benzene concentrations in well MW-6.

Mr. Tran asked about the timing of the completion of the work. ETIC anticipates issuing a Request for Closure by the end of this year.

When asked if no or low benzene at MW-7 and no/low naphthalene at the WOT were determined, would ACDEH consider the case for closure? ACDEH responded with a **yes**.