

Detterman, Mark, Env. Health

From: Grover Buhr [gsbuhr@treadwellrollo.com]
Sent: Monday, December 20, 2010 9:32 AM
To: GSears@warehamdevelopment.com; Detterman, Mark, Env. Health; Drogos, Donna, Env. Health; Jakub, Barbara, Env. Health; Philip Smith; Peter Cusack; MNiebanck@emeryville.ca.us
Subject: Notes of Meeting on December 8, 2010
Attachments: Wareham-ACEH_Meting_12-08-2010.pdf

Mark and All,
Attached please find my notes of our meeting on December 8, 2010. Please let me know if you have any comments.
Thanks.
Regards,

Grover Buhr, P.G.
Senior Project Manager

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MEMORANDUM

TO: Geoff Sears
Wareham Development

FROM: Grover Buhr

DATE: 20 December 2010

PROJECT: Wareham Emeryville Projects
Project Nos. 3494.01, 4823.02, 4954.02

SUBJECT: Meeting with Alameda County Environmental Health Services,
Wednesday, 8 December 2010

Cc: Philip Smith, Peter Cusack; Treadwell & Rollo
Markus Niebanck, City of Emeryville
Donna Drogos, Barbara Jakub, Mark Detterman; ACEH

Meeting convened: 3 p.m.

Attending: Alameda County · Donna Drogos, Mark Detterman, Barbara Jakub
Wareham Development - Geoffrey Sears
Treadwell & Rollo - Phil Smith, Peter Cusack, Grover Buhr, Matt Hall
City of Emeryville · Markus Niebanck

Purpose: Discuss status of Wareham Sites at 5812 Hollis Street, 5885 Hollis Street, and
1600 63rd Street in Emeryville

1. **Alders/Greenway Project**, 5812 Hollis Street

Barbara Jakub is the ACEH Project Manager for this site. Peter Cusack is the Treadwell & Rollo Project Manager representing Wareham.

1. ACEH stated they would not issue closure for the tanks removed from the Site until the DTSC-approved Soil Management Plan (SMP) had been implemented.
2. Per the SMP and ACEH request, T&R will collect confirmation soil samples beneath the former UST locations and will test groundwater from the proposed excavation dewatering system prior to any treatment and discharge.
3. Soil and groundwater sampling results will determine Site Closure. The possibility of deed restrictions to address possible residual groundwater contamination was discussed.
4. ACEH stated that Wareham should proceed with the construction activities at the Site as they saw no reason why development cannot proceed.
5. T&R will upload the SMP to Geotracker
6. **County Deliverable:** ACEH will prepare a letter similar to one discussed at the meeting, which states that ACEH concurs with DTSC's approval of the SMP, that Wareham may begin Site work at this time, and that the tank case will be granted "No Further Action" after implementation and completion of the SMP, providing that verification sampling meets Site cleanup goals.

2. **Emery Station East**, 5885 Hollis Street

Mark Detterman is the ACEH Project Manager for this site. Grover Buhr is the Treadwell & Rollo Project Manager representing Wareham. Discussion addressed the general Site status and Treadwell & Rollo's 12 July 2010 *Monitoring Well Installation Work Plan*, the ACEH 2 December 2010 requesting an

Addendum to address several issues, and the planned monitoring well installation program at the neighboring Conoco site. The Addendum is to include delineation of TPH-g in soil in the alley near the Conoco site, a description of utility corridors in the alley, more specificity with respect to soil sampling in borings to be completed as monitoring wells, reductions in the length of screened intervals, and reconfiguration of the planned monitoring wells on Peladeau Street.

1. G. Buhr stated that soil sampling to the northeast of TR-25 to evaluate the extent of TPH-g was not necessarily warranted for several technical reasons and noted that the soil nearest this point on the neighboring Conoco site was more likely the source of the TPH-g, but had not been investigated. M. Detterman said to make the case for this in the requested Addendum to the Work Plan and he would consider it.
2. G. Buhr, M. Detterman and M. Niebanck discussed whether the existing capping and a deed restriction may be an acceptable method to address the TPH in soil in the alleyway. M. Detterman agreed in principal that this may be acceptable.
3. G. Buhr said Treadwell & Rollo would, in the Addendum, clarify soil sampling frequency protocols, groundwater monitoring well screen lengths, and monitoring well spacing, in accordance with the ACEH requests.
4. G. Buhr provided a memorandum indicating the status of document and data up-loads to Geotracker.
5. M. Niebanck suggested that the revisions to the Work Plan be based on the investigation being performed at the neighboring Conoco site, which will be completed by 31 January 2011. M. Detterman agreed in principal. Since this would delay submittal of the Work Plan Addendum for 5885 Hollis Street until February, G. Buhr of Treadwell & Rollo will e-mail M. Detterman requesting a revised submittal date for the Addendum to allow for incorporation of data collected during the January investigation at the Conoco site.
6. M. Detterman requested the Addendum include a Site Conceptual Model.
7. **County Deliverable:** M. Detterman stated he would prepare a letter to Wareham summarizing the site status, including that the PAH and HVOC issues in soil had been resolved, indicating that the remaining issues at the Site were the elevated TPH-g in soil at one location in the alley and delineating the source of TPH in groundwater in the alley and in Peladeau Street, and stating that the ACEH was satisfied with the progress that was being made.

3. **FedEx Site, 1600 63rd Street**

Mark Detterman is the ACEH Project Manager for this site. Grover Buhr is the Treadwell & Rollo Project Manager representing Wareham. Discussion addressed the general Site status and Treadwell & Rollo's 9 March 2009 *Work Plan: Supplemental Soil and Groundwater Investigation* and the ACEH 2 December 2010 letter requesting an Addendum to address several issues. The Addendum is to include delineation of the TPH plume down-gradient across the railroad tracks.

1. G. Buhr stated that sampling groundwater down-gradient and west of the railroad tracks may not be warranted, because of the presence of a SLIC site and a LUFT site west of the tracks, and recommended evaluation of data collected at those sites with respect to the TPH found at the 63rd Street Site. M. Detterman agreed to wait for the submittal of information regarding those sites before requiring groundwater sampling in those areas. G. Buhr will e-mail M. Detterman regarding information at those down-gradient sites and requesting a revised date for providing the Addendum.

Geoff Sears
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2. M. Niebanck, M. Detterman and others discussed the Addendum including a Site Conceptual Model that identifies the source(s) of the TPH contamination.
3. G. Buhr asked if the Site could be closed will still exhibiting a sheen on the groundwater surface. This was discussed but no determination was made at the meeting.
4. G. Buhr provided a memorandum indicating the status of document and data up-loads to Geotracker.