

**Meeting Notes
Del Monte Plant 35**

Meeting Date: February 27, 1996

Time: 9:30 AM - 11:00 AM

Location: RWQCB, Oakland (Regional Office)

Attendees: Sum Arigala/RWQCB Madeline Wall/CH2M HILL
 Ravi Arulanantham/RWQCB Bern Baumgartner/CH2M HILL
 Brian Oliva/ACDEH Thomas Bender/The Bender Partnership
 Susan Hugo/ACDEH Ron Gerber/City of Emeryville
 Steve Ronzone/Del Monte
 Janet Shestakov/Del Monte

Notes by: Bern Baumgartner

Meeting Objective:

To review activities conducted to date and discuss site closure for Plant 35. [The meeting agenda is attached]

Meeting Summary:

Steve Ronzone discussed Del Monte's objective of working with the RWQCB to move Plant 35 to environmental closure as soon as possible and to facilitate the redevelopment of the property into a beneficial resource to the community. Environmental closure is an extremely important initial step for obtaining funding from a financial institution for redevelopment.

Madeline Wall provided a review of the investigation and remediation activities conducted at Plant 35. The following activities were summarized:

- Extensive soil and groundwater investigation and monitoring from 1989 - 1996. These activities have delineated the extent of contamination and documented the removal and/or reduction of contamination.
- Aggressive source removal and groundwater remediation on the West Parcel from January 1993 - August 1995. The groundwater remediation system achieved asymptotic levels. No significant rebound was observed after system pulsing and shutdown.
- Aggressive source removal and groundwater remediation on the East Parcel from June 1995 to the present. Quantity of soil removed was about 4,500 cubic yards.
- Current water quality (post-remediation) concentrations are significantly below health risk concentrations.
- Groundwater modeling indicates that residual levels of chlorinated hydrocarbons from the East Parcel will travel slowly (about 40 ft/year) and will be dispersed and diluted to levels below drinking water standards prior to reaching the downgradient property boundaries.

- Based on the investigation, remediation, modeling, risk evaluation, and monitoring results, Del Monte recommends No Further Action at Plant 35.

During Madeline Wall's presentation, the following questions and discussions were raised:

Ron Gerber asked how financial lending institutions would view health risk calculations that are based on commercial land use versus residential land use.

Steve Ronzone said that he will be surveying financial lending institutions in the near future about this site, and may include discussion on issues such as this one raised by Ron.

Madeline Wall indicated that risks associated with other potential land uses can either be assessed ahead of time or when a specific development project is proposed.

Ron Gerber asked about Del Monte's experience with obtaining financial lending for the Plant 37 property in Oakland.

Steve Ronzone and Thomas Bender explained that the "comfort" letters and *No Further Action* letters that were provided by the RWQCB and the ACDEH were critical to the success of obtaining the necessary financial lending at Plant 37.

Ravi Arulanantham noted that the human health risk calculations for chlorinated hydrocarbons were evaluated individually instead of cumulatively. Ravi indicated that the toxicity of vinyl chloride may modify the risk evaluation if a cumulative evaluation is made.

CH2M HILL indicated that a cumulative evaluation could be made; however there was general agreement that a cumulative evaluation would also not show adverse health impact because the detected concentrations of chlorinated hydrocarbons at Plant 35 are significantly below health risk levels. CH2M HILL clarified that in recent groundwater monitoring, vinyl chloride was only detected at one sample location. With that clarification, Ravi Arulanantham indicated that vinyl chloride is a much lower concern at Plant 35.

Madeline Wall asked the regulators if they have reviewed her letter dated October 27, 1995 that requests backfilling the remaining soil stockpiles into the East Parcel excavation and property grading.

After discussion about the confirmation testing and sample frequency of the soil stockpiles, it was agreed by the RWQCB, ACDEH, Del Monte, and CH2M HILL that the remaining soil stockpiles could be backfilled into the East Parcel excavation. It was specified that the cleanest (less than 100 mg/kg total petroleum hydrocarbons) soil would be backfilled first into the excavation minimizing interaction of groundwater and residual petroleum hydrocarbons in the soil.

Sum Arigala discussed the possibility of Plant 35 being designated as a Containment Zone. This designation may specify No Further Action and require implementation of a risk management plan that includes groundwater monitoring for a period of time (e.g., 3 years).

Steve Ronzone indicated that extended monitoring may deter lenders from providing financial support for property development. Ravi Arulanantham stated that the RWQCB would cooperate and provide "comfort" letters to the lending institutions. It was agreed that Del Monte/CH2M HILL would prepare a draft plan that proposes an approach to achieve completion of remediation and monitoring as soon as possible.

Steve Ronzone discussed his concerns about the migration of petroleum hydrocarbon contamination, including high levels of benzene, from the Pepsi property onto the Del Monte property. The contamination from Pepsi and the duration of the closure process may significantly limit Del Monte's efforts to develop its property. Del Monte would like to see action taken to expedite the closure process at the Pepsi site.

Sum Arigala and Susan Hugo explained that no further remedial action has been required at the Pepsi site and currently the site is in a groundwater monitoring program. The Pepsi site has not been designated as a Containment Zone because the RWQCB regulates petroleum hydrocarbon contamination with less stringency than chlorinated hydrocarbon contamination.

Action Items:

- Del Monte/CH2M HILL will prepare to backfill the remaining stockpiled soil into the East Parcel excavation. CH2M HILL will submit cross-section drawing of the planned backfill to the RWQCB and the ACDEH.
- Del Monte/CH2M HILL will meet with Pepsi and its consultants to regarding Del Monte's concerns about the Pepsi site and impacts on the Del Monte property.
- Del Monte/CH2M HILL will prepare and submit to the agencies a draft plan that proposes an approach to achieve completion of remediation and monitoring as soon as possible.

Del Monte Plant 35, Emeryville
Agency Meeting
February 27, 1996

1. Introductions

2. Site Review

West Parcel Groundwater Remediation

East Parcel Groundwater Investigation

3. East Parcel 1995 Remediation

4. Current Status

Risk Assessment

East Parcel

Source Removed

Groundwater Quality

Contaminant Transport Analysis

West Parcel

Source Removed

Groundwater Quality

5. Site Closure

Meeting regarding Del Monte plant, Emeryville
at RWQCB, Oakland, 2/27/96

Name	Organization	Phone number
Sum Arigala	RWQCB #2	510-286-0434
BRIAN POLIVA	AL Co	510-567-6737
Steve Penzone	Del Monte	(415) 247-3520
THOMAS BENDER	BENDER PARTNERSHIP	415 491 4358
Janet Shrestakov	Del Monte	415 247-3260
Madeira Wall	CH2M HILL	510-251-2426
Bern Baumgartner	CH2M HILL	510-251-2426
SUSAN HUGO	ACPEH	510-567-6780
Row Gerber	Emeryville Redco	(510) 596-4357
RAVI	RWQCB	

Pause of soil - 100 TPH g
500 TOG
200 TPHed

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Leachability →
→ GWM

4500 cu yds.
2,300 - left on site
↳

- 1. Introductions
- 2. Site Review

West Parcel Groundwater Remediation

← 6 mos. P&T
additional trenches
TCE down to 9.1 ppb

East Parcel Groundwater Investigation

→ Cl solvent near the former UST

- 3. East Parcel 1995 Remediation
- 4. Current Status

RAP - comments?
Clean-up goals = 100 TPH ; 1 ppm BTEX
MW-13 start pumping 10/95

Risk Assessment - need to check the #'s

East Parcel

Source Removed

Groundwater Quality

- 1,183 ppb PCE (highest detected)

Contaminant Transport Analysis

West Parcel →

Source Removed ✓

Groundwater Quality ✓

- 5. Site Closure

Evaluate Residential Scenario → for Del Monte / Pepsi

Pepsi →
Del Monte →

Risk Management Plan for del monte (Bluji)
Containment goal →

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Source Removed

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5. Site Closure

Agenda: 1982 Countywide working group

October 11, 1995

1:30 - 3:30 PM

1131 Harborbay Parkway

Room 201

I. EDAB Public Participation Meeting on SB1082

- A. review proposed agenda
- B. select working group representatives

II. Focus Item

- A. Inspections and Enforcement
- B. Permits
 - 1. review corrected document

III. Progress review

- Inspection and Enforcement
- Fees
- Administration
- Forms

V. Next Step

-Assignments

ESTI WETC Abstract

Proposed Agenda for Public Participation Meeting

1131 Harborbay Parkway

Room 106

October 25, 1995

9:00 - 11:30 am

- I. The Alameda County CUPA-PA Matrix
 - A. Who are the agencies
 - B. How will they interact to reduce fragmentation and increase uniformity, consistency

- II. What changes, What stays the same
 - A. Permits
 - B. Fees
 - C. Forms
 - D. Inspections
 - E. Multi-Media

- III. Consumer Input
 - A. Surveys
 - B. Hearings

- IV. Beyond Inspections
 - A. Permit Streamlining
 - B. Ancillary Services