

Meeting Notes of Thursday, October 26, 2017 – Conducted on-site

Case RO3148 – EMBL LLC Tank 1501 Martin Luther King Jr. Way, Oakland

Attendees: Property co-owner Ed Hemmat; Consultant Frank Hamedi-Fard of Enviro Soil Tech Consultants; and ACDEH representatives Keith Nowell (case worker) and Paresh Khatri (Supervisor, Local Oversight Program).

Background: Site is located at the northwest corner of Martin Luther King Jr. Way and 15th Street. The property is developed with a 13,750 sq.-ft. zero lot line warehouse building occupied by an art supply store. The building was constructed in the 1920s or 1930s. A 1,000-gallon UST occupying the sidewalk adjacent to the building on 15th Street near the corner with MLK was removed in 2013.

Topics of Discussion: A Phase I Environment Site Assessment (Ph I) and a follow up Phase II investigation (Ph II) revealed the presence of the UST. Following tank removal, groundwater monitoring and extraction wells were installed within the building and remediation consisting of a pump and treat (P&T) system initiated. Following destruction of 4 of the 6 wells, ACDEH was notified of the site activities. ACDEH requested bores to delineate the contamination and provide confirmation sampling to establish the effectiveness of the remedial action. Our letter prompted the request for an on-site meeting to discuss the limitations to an investigation within the building.

History of activities: Mr. Hamedi-Fard presented a general history of the site, starting with a Ph I. A Ph II investigation revealed the presence of the UST which was then removed in December 2013. Following tank removal, groundwater monitoring and extraction wells were installed within the building and remediation initiated consisting of a P&T system. Following the removal of 2 million gallons of water, the monitoring wells contained TPH compounds at concentrations below the lab reporting limits. Four of the 6 wells were destroyed, the remediation equipment removed, and the interior of the building remodeled for tenant occupancy. This information was provided to ACDEH in August 2016, who then requested a WP to delineate the contamination and provide confirmation sampling to establish the effectiveness of the remedial action. A WP was submitted for the installation of 4 sidewalk bores near the corner of 15th Street and MLK- 2 soil bores along MLK and 2 on 15th St. One soil vapor sampling point was proposed in the interior of the building down gradient of the former UST location. In our letter dated August 8, 2017, ACDEH reiterated its request for additional bores to delineate the contamination and provide confirmation sampling to establish the effectiveness of the remedial action, prompting the on-site meeting. Mr. Hemmat and Mr. Hamedi-Fard gave a walk-through of the building and pointed out one (STEW-2) of the 2 wells not destroyed. The second well (STVW-4) was not visible and may be beneath a display island. The concrete slab appeared in excellent condition and had not been significantly patched as part of the remodel.

Discussion: ACDEH indicated the TPH contamination has not been adequately defined and that future work should address delineation in addition to contaminant rebound. Mr. Hamedi-Fard expressed the opinion that the area in the vicinity of the tank pit was characterized and the WP would identify potential off-site contaminants coming on-site by the 2 soil bores along MLK and the 2 on 15th St. would address the spread of contaminants as these are cross- to down gradient to the tank pit. Mr. Hamedi-Fard said the soil vapor sample collected from beneath the building would address the potential VI to IA risk.

Mr. Hamedi-Fard said other than point one re number of borings, he has no problem with the rest of my August 8, 2017 letter. He added that he “would be more than happy to meet our recommendations”. Mr. Hemmat also expressed this opinion earlier in our meeting.

Mr. Hamedi-Fard said that enough data would be available for a health risk assessment. ACDEH disagreed as data without adequate characterization would result in an incomplete evaluation. Mr. Hamedi-Fard proposed an additional bore be advanced within the building between the former bore -3 and -4 locations for the collection of soil and GGW samples.

ACDEH said we would return to the office to discuss the meeting and issue a letter with our determination.