



Alameda County Environmental Health Meeting Agenda

Former EXXON Station/ Mehdizadeh Property
RO139
Friday, July 6, 2012 at 2:00 p.m.
1131 Harbor Bay Parkway, Room 232
Alameda, CA 94502

ATTENDEES

<u>Name</u>	<u>Organization</u>	<u>Email</u>
Keith Nowell	ACEH	Keith.nowell@acgov.org
Mark Detterman	ACEH	Mark.detterman@acgov.org
Ryan Leong	SRM Development, LLC (by telephone)	Ryan@srmdevelopment.com
Robert Russell	Attorney for developer (by telephone)	Bob.russell@procopio.com
Bob Clark-Riddell	Owner's Environmental Consultant (by telephone)	BRiddell@pangeaenv.com

PURPOSE

To discuss use of NONTOX enzyme use at site to aid in releasing residual product to DPE system. Other topic to discuss is the soil gas sampling proposed in our Groundwater Monitoring and Remediation Report — Fourth Quarter 2011 of March 6, 2012. Pangea has recommended conducting soil gas sampling to confirm cleanup effectiveness and evaluate risk associated with residual compounds prior to case closure.

DESIRED OUTCOME

To reach a consensus between Alameda County Environmental Health Department and owner /developer concerning proposed plan of action and work plan for subject property, and to discuss if there are impediments which would preclude site development in the next 12 to 18 months.

DISCUSSION TOPICS

1. NONTOX soil washing & monitoring;

Discussion centered around whether the monitoring well network could adequately monitor the affects of NONTOX introduction as proposed in the workplan. The workplan described a full scale application of NONTOX. ACEH's position was that the existing network inadequate. A pilot test would be considered, but the ACEH position was the proposed monitoring well again fell into the inadequate monitoring and/or extraction network capacity. The NONTOX application was put on

hold until the data could be reviewed from the ACEH site where a NONTOX pilot study has been approved.

2. Soil vapor survey.

Discussion of the proposed soil vapor sampling was reviewed. The residential sample points were identified as semi-permanent sample points. The residential structure was identified as slab-on-grade in the northern portion of the structure along Coronado Ave., becoming elevated with a crawl space to the rear of the property. ACEH bought up the point that, just because the rear portion of the structure was elevated, did not mean the effects of vapor intrusion was mitigated. The crawl space may a potential sample location. ACEH was amenable to the soil-vapor proposal but wanted to review the results of a utility survey conducted for the commercial building and the residential structure before authorizing. The review and follow up letter would be one of the top items on the caseworkers' action agenda, and would hopefully be issued within a weeks up receipt of the utility survey, but that timing is impossible to predict accurately.

The discussion turned to impediments to site development. The question was asked if ACEH could foresee any issues which would preclude development. ACEH responded that there were several existing unknowns- including the soil-gas concentrations beneath the residence and rebound concentrations from the onsite remediation system. Either could require continued mitigation. Incorporating an engineering solution, such as SVE or negative-pressure sub-slab venting, into the development plan was discussed. The ACEH held the position that such system(s), if needed, could be incorporated into a development plan. What was not specifically stated, but implied, was that the system(s) could not operate as a long term solution.

CONCLUSION (Meeting Summary; Action items; Follow up)

Action Items:

1. Consultant
 - a. Provide records for utility surveys for the adjacent residential and commercial buildings.
The Revised Soil Gas Sampling Workplan was received 7/19/2012
2. Case Worker
 - a. Check ACEH policy for post-remediation rebound monitoring
Caseworker confirmed that a minimum of one year of post remediation monitoring is required.
 - b. Check ACEH policy for cyclic DPE operation trends for rebound evaluation
 - c. Caseworker confirmed that cyclic DPE operation trends cannot be used in lieu of post remediation monitoring is required.
 - d. Review two quarters of post-remediation monitoring episodes for rebound trend
Can review data but a minimum of one year of post remediation monitoring is required.
 - e. Determine if one year of rebound monitoring can be incorporated into cyclic DPE operation program
No, caseworker confirmed that cyclic DPE operation is not the same as post remediation rebound monitoring.
 - f. Determine if a remediation system option incorporated into the site development would be acceptable should impacts have not been adequately remediated.
Yes, a system is acceptable as long as it is not institutional (long term)- a remediation system must be short term nearing completion of a cleanup.
 - g. Review and provide prompt response to soil vapor sampling proposal based on the utility surveys for the adjacent residential and commercial buildings.
In progress.
 - h. Follow up with developer/consultant with findings for items **a** through **e**.