Health Care Services

Alameda County Environmental Health
Meeting Sign-In Sheet

Bohannon Development Property; RO0000167
575 Paseo Grande, San Lorenzo, CA

Tuesday, September 12, 2017
2:00 PM

NAME	COMPANY	MAILING ADDRESS	PHONE	Signature	E-MAIL
Dilan Roe	Alameda County	1131 Harbor Bay Pkwy, Suite 250 Alameda, CA 94502	(510) 567-6767		dilan.roe@acgov.org
Mark Detterman	Alameda County	1131 Harbor Bay Pkwy, Suite 250 Alameda, CA 94502	(510) 567-6876		mark.detterman@acgov.org
Eva Hey	Stantec	1340 Treat Blvd #30 Walnut Creek CA 94596	925 296 2101		evahey@stantec.com
Bob Webster	Bohannon	Sixty 31st Ave San Mateo, CA 944-3	650 345-8222		robert.webster@dd6b.com
Chris Maxwell	Stantec	Same as above	925 678 1620		Chris.Maxwell@Stantec.
Andrew Bassak	Munatt	One Embarcadero Ctr. 30th SF, CA 94111	415/291-7490		ABASSAK@munatt.com

Risk-Based Site Closure Strategy – Follow-Up Items from Meeting on 08-02-2017

David D. Bohannon Organization

575 Paseo Grande

San Lorenzo, California

Stantec

Agenda

1. Meeting Objectives

2. Follow-Up Items

3. Summary of Conceptual Site Model

4. Path Forward

Meeting Objectives

1. Follow-Up Items

2. Concurrence on Conceptual Site Model

3. Concurrence on Path to Closure

Follow-Up Items

1. Depth of Utilities

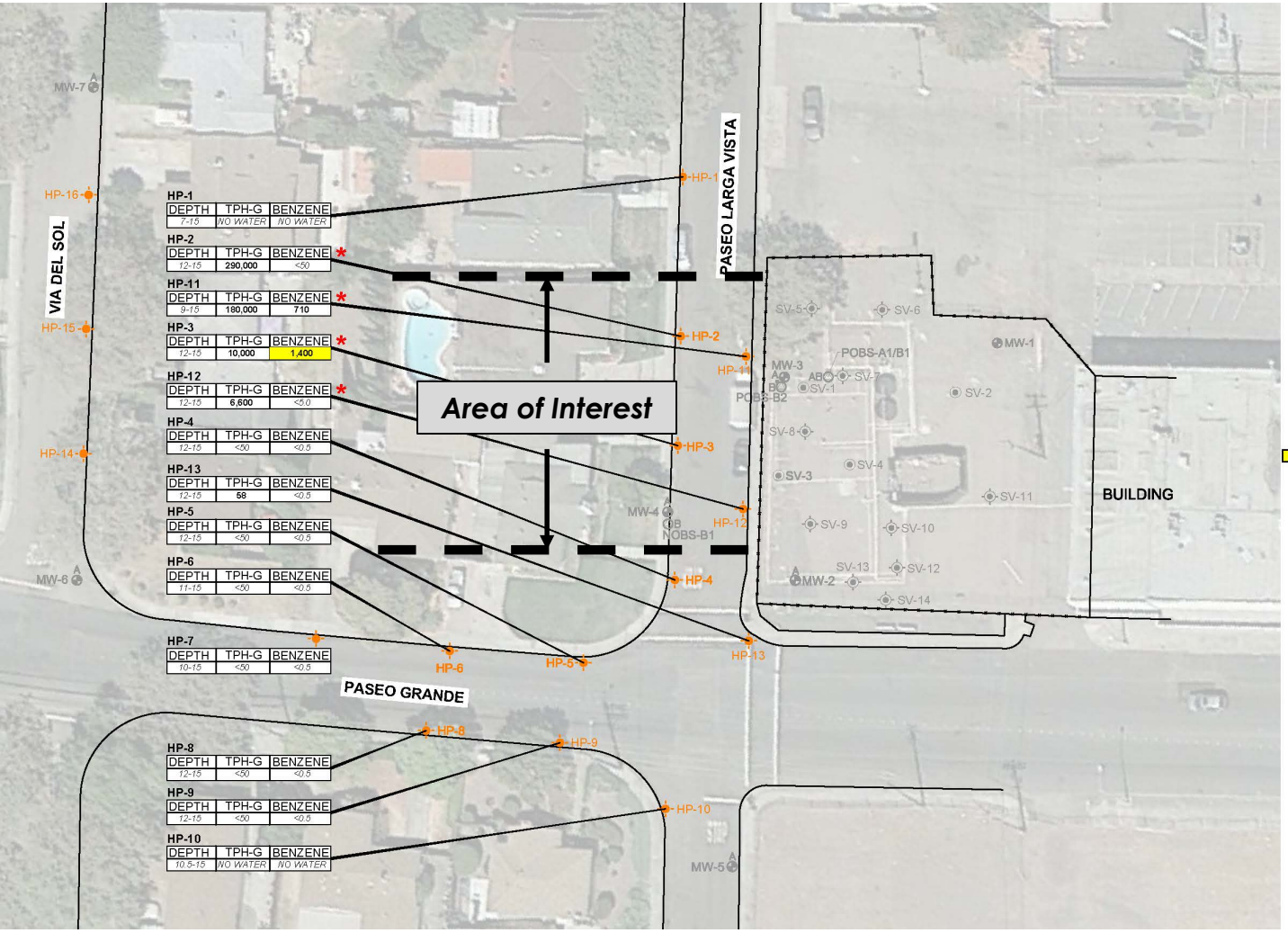
2. Depth of Swimming Pool

3. Sanitary Seal Requirements for New Wells

4. Targeted Remedy beneath Paseo Larga Vista

5. Contact with Property Owner who may still have an Existing Well

“Area of Interest”



MW-1 MONITORING WELL

NOBS-B1 OBSERVATION WELL

SV-1 SOIL VAPOR SAMPLE LOCATION (STANTEC, 2011)

SV-5 SOIL VAPOR SAMPLE LOCATION AND SOIL BORING LOCATION

HP-1 SOIL BORING/ HYDROPUNCH SAMPLE LOCATION

FENCE LINE

WELL DESIGNATION

A = INDICATES WELL IN THE A-ZONE

B = INDICATES WELL IN THE B-ZONE

SAMPLE DEPTH (ft. bgs)

DEPTH	TPH-G	BENZENE
12-15	290,000	<50

CONCENTRATIONS (µg/L)

(ft. bgs) = FEET BELOW GROUND SURFACE

ug/L = MICROGRAMS PER LITER

TPH-G = TOTAL PETROLEUM HYDROCARBONS, GASOLINE RANGE

* = TPH-G EXCEEDS 100 mg/kg IN SOIL BETWEEN 5 AND 10 FT. bgs (SEE TABLE 4 AND FIGURE 4)

= RESULT EXCEEDS SCREENING VALUE OF 1,000 ug/L FOR BENZENE - RWQCB LOW THREAT CLOSURE CRITERIA FOR VAPOR INTRUSION

NOTE:

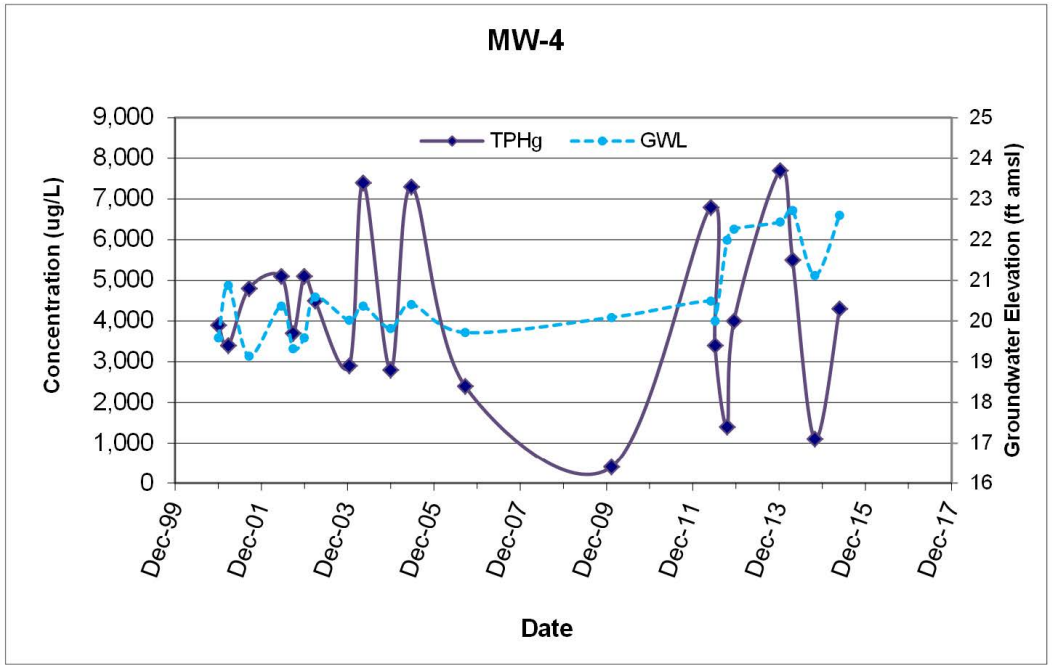
BOLD INDICATES DETECTED CONCENTRATION.

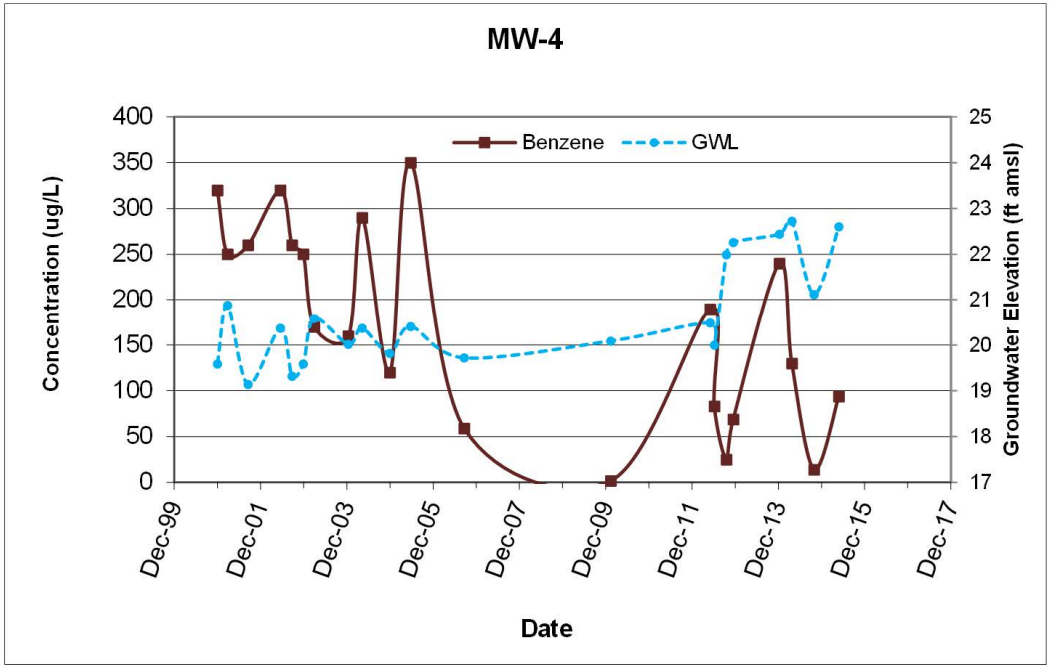
SAMPLES COLLECTED MAY 16 THROUGH 21, 2014

0 40 80

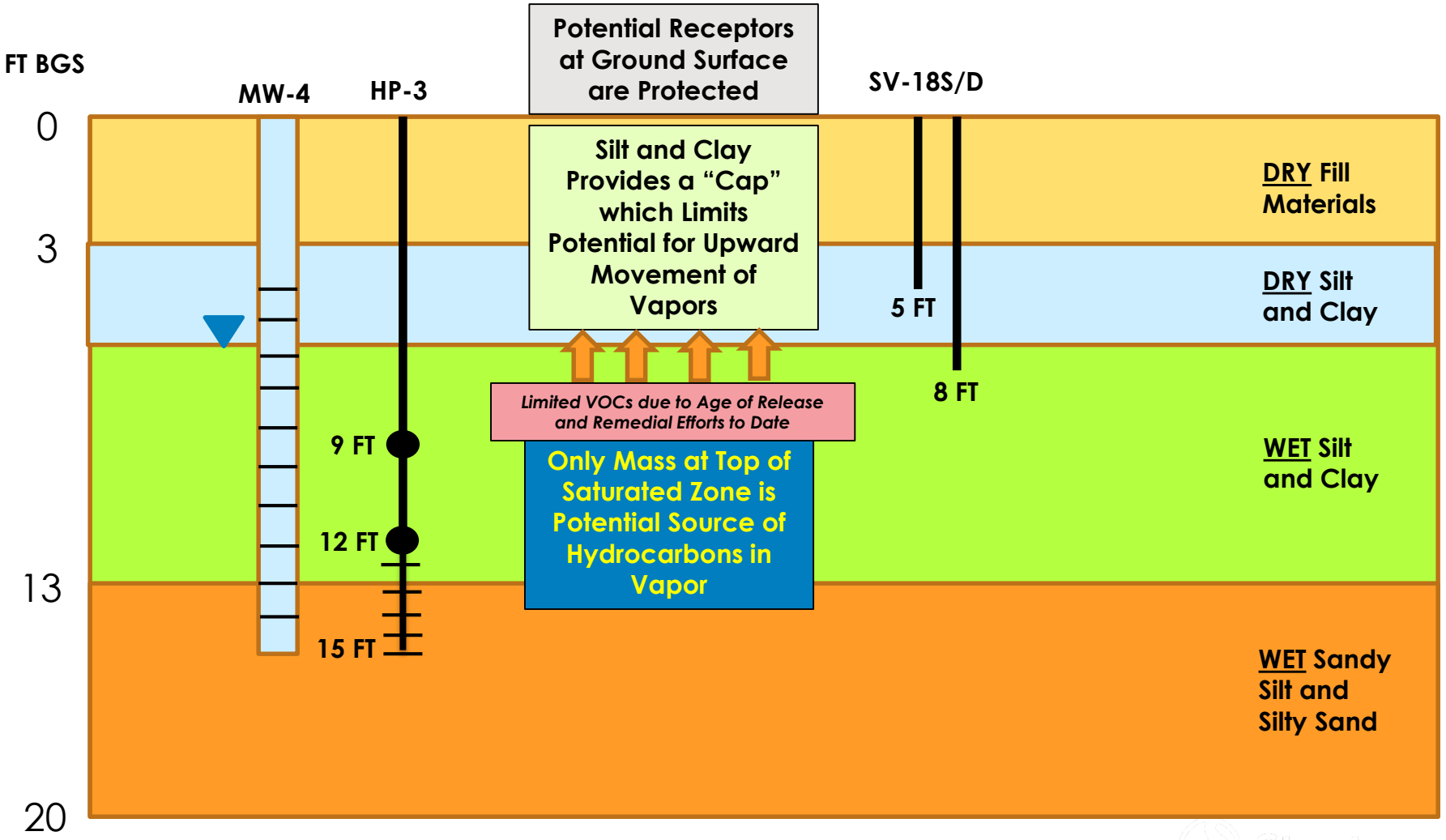
APPROXIMATE SCALE IN FEET

Trends MW-4 (Off-Site)





Conceptual Geologic Model



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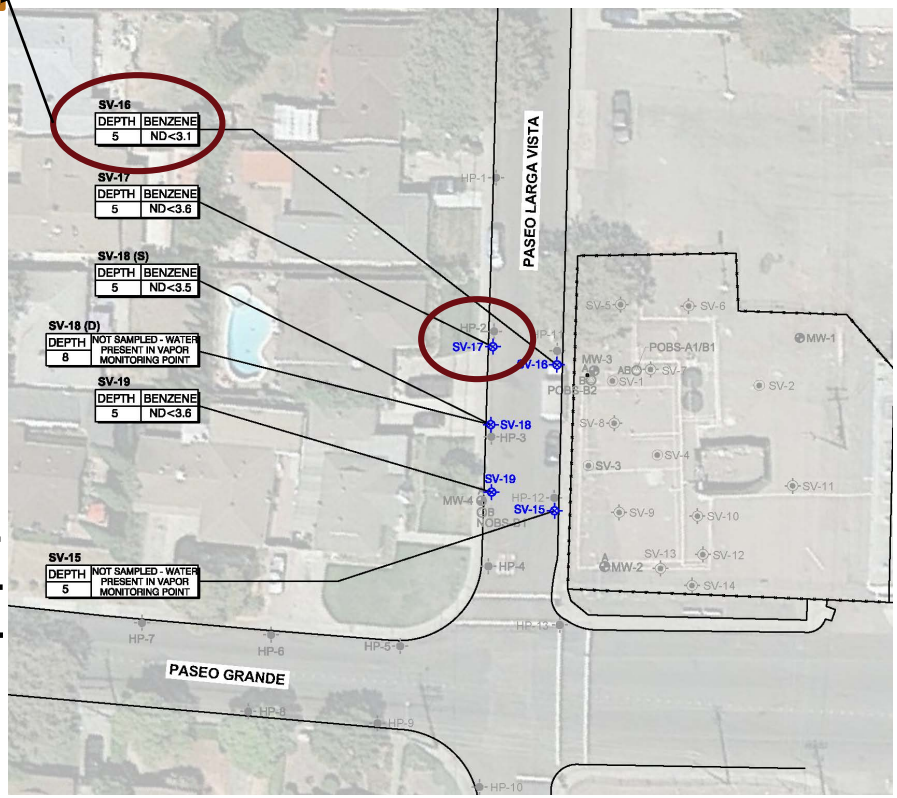
Conceptual Geologic Model – HP2 and SV17

Time & Depth (feet)	Graphic Log	USCS	Description	Sample	Headspace PID (units)	Depth (feet)
			Asphalt			
		SW	**GRAVELLY SAND** ; SW; road base fill			
		CL	**SILTY CLAY** ; CL; 2.5Y 2.5/1 black; stiff; dry; slight HC odor; 30% silt		4	
		SP	**SAND TRACE GRAVEL** ; SP; 2.5Y 4/3 olive brown; fine-grained; loose; dry; 10% gravel		0	
		MLS	**SANDY SILT** ; MLS; 2.5Y 4/2 dark grayish brown; fine-grained; low plasticity; medium stiff; moist; 30% sand			
5		CL	**CLAY** ; CL; 2.5Y 2.5/1 black; medium plasticity; very stiff; dry		0	5
			Slight HC odor		3	
			Strong HC odor; hydrocarbon staining; Caliche nodules present		595	
10					588	10
		ML	**CLAYEY SILT WITH SAND** ; ML; 10Y 4/1 dark greenish gray; medium plasticity; medium stiff; moist; moderate HC odor; hydrocarbon staining; 15%sand; 20% clay		489	
		CL	**SILTY CLAY** ; CL; 2.5Y 4/2 dark grayish brown; medium plasticity; very stiff; dry; slight HC odor; 40% silt		6	
15			Exposed borehole up to 12', slow water, collected sample on 5/20 at 910 Borehole terminated at 15 feet.			15

TPHg – 290,000 ppb
Benzene <50 ppb



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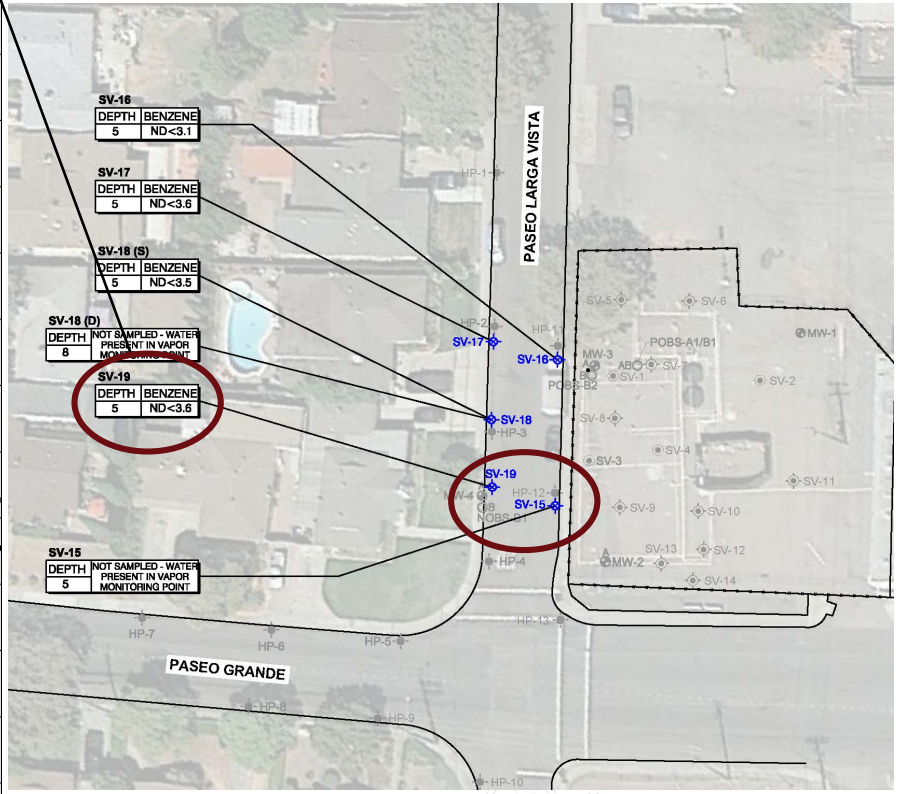
Conceptual Geologic Model – HP12, SV19, and MW-4

Time & Depth (feet)	Graphic Log	USCS	Description	Sample	Headspace PID (units)	Depth (feet)
			Asphalt			
		SW	**GRAVELLY SAND** ; SW; road base fill			
		MLS	**SANDY SILT WITH CLAY** ; MLS; 2.5Y 4/3 olive brown; low plasticity; stiff; dry; 30% silt		0	
		SM	**SILTY SAND** ; SM; 2.5Y 4/2 dark grayish brown; fine-grained; medium dense; wet; 30% silt; water is perched		0	
		CL	**SILTY CLAY** ; CL; 2.5Y 3/1 very dark gray; medium plasticity; stiff; dry; 30% silt		0	
5		CL	**CLAY** ; CL; 2.5Y 2.5/1 black; medium plasticity; very stiff; dry			
			10Y 4/1 dark greenish gray; strong HC odor; hydrocarbon staining; caliche nodules		2 30 561	
10					537 547	10
		MLS	**SANDY SILT WITH CLAY** ; MLS; 2.5Y 5/4 light olive brown; fine-grained; low plasticity; stiff; moist; moderate HC odor; hydrocarbon staining; 30% sand; 10% clay; staining in zones		404 3	
					1	
15			Exposed borehole up to 12', collected sample at 1040 Borehole terminated at 15 feet.			15

TPHg – 6,600 ppb
Benzene <5.0 ppb



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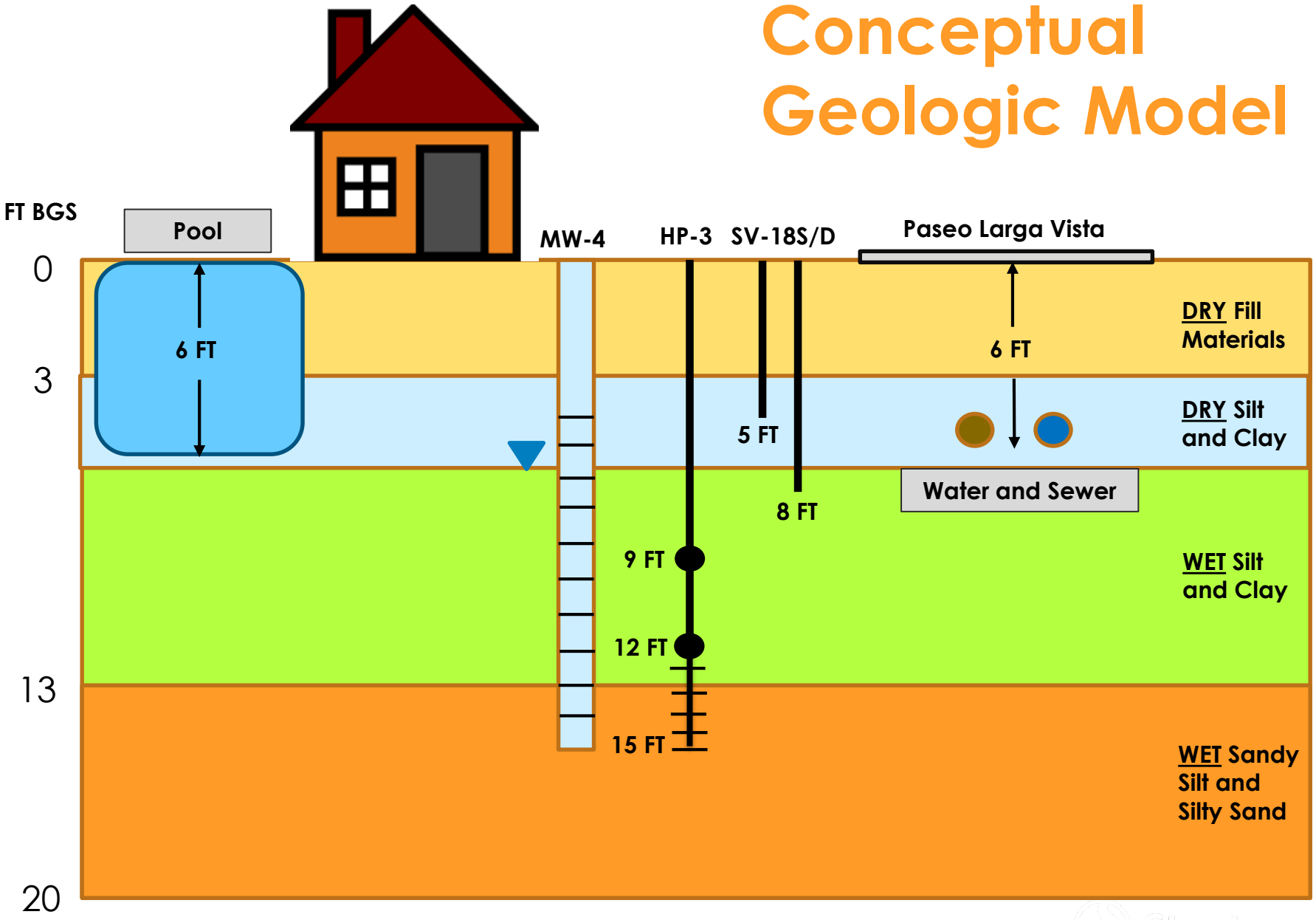
Conceptual Geologic Model



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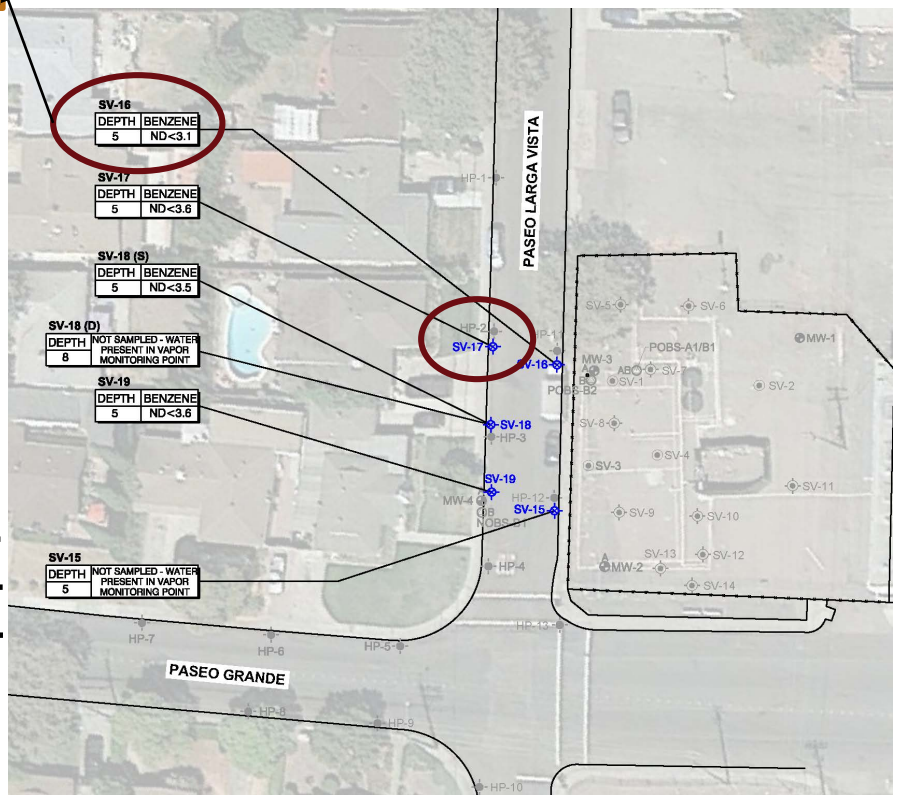
5		CL	**CLAY** ; CL; 2.5Y 2.5/1 black; medium plasticity; very stiff; dry			5
			Slight HC odor **Maximum Depth of Pool and Utilities**		3	
			Strong HC odor; hydrocarbon staining; Caliche nodules present		595	
10					588	10
		ML	**CLAYEY SILT WITH SAND** ; ML; 10Y 4/1 dark greenish gray; medium plasticity; medium stiff; moist; moderate HC odor; hydrocarbon staining; 15%sand; 20% clay		489	
		CL	**SILTY CLAY** ; CL; 2.5Y 4/2 dark grayish brown; medium plasticity; very stiff; dry; slight HC odor; 40% silt		6	
15			**TPHg – 290,000 ppb** **Benzene <50 ppb**			15
			Exposed borehole up to 12', slow water, collected sample on 5/20 at 910 Borehole terminated at 15 feet.			



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5		CL	**CLAY** ; CL; 2.5Y 2.5/1 black; medium plasticity; very stiff; dry			
			10Y 4/1 dark greenish gray; strong HC odor; hydrocarbon staining; caliche nodules		30	
			Maximum Depth of Pool and Utilities		561	
10					537	10
					547	
		MLS	**SANDY SILT WITH CLAY** ; MLS; 2.5Y 5/4 light olive brown; fine-grained; low plasticity; stiff; moist; moderate HC odor; hydrocarbon staining; 30% sand; 10% clay; staining in zones		404	
					3	
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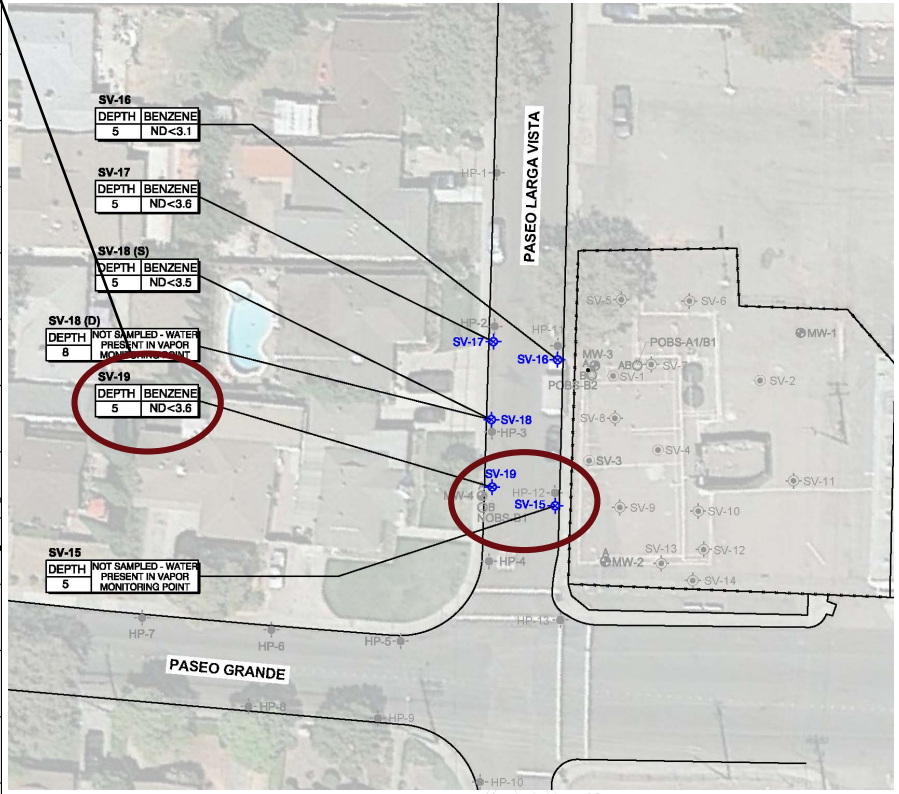
20



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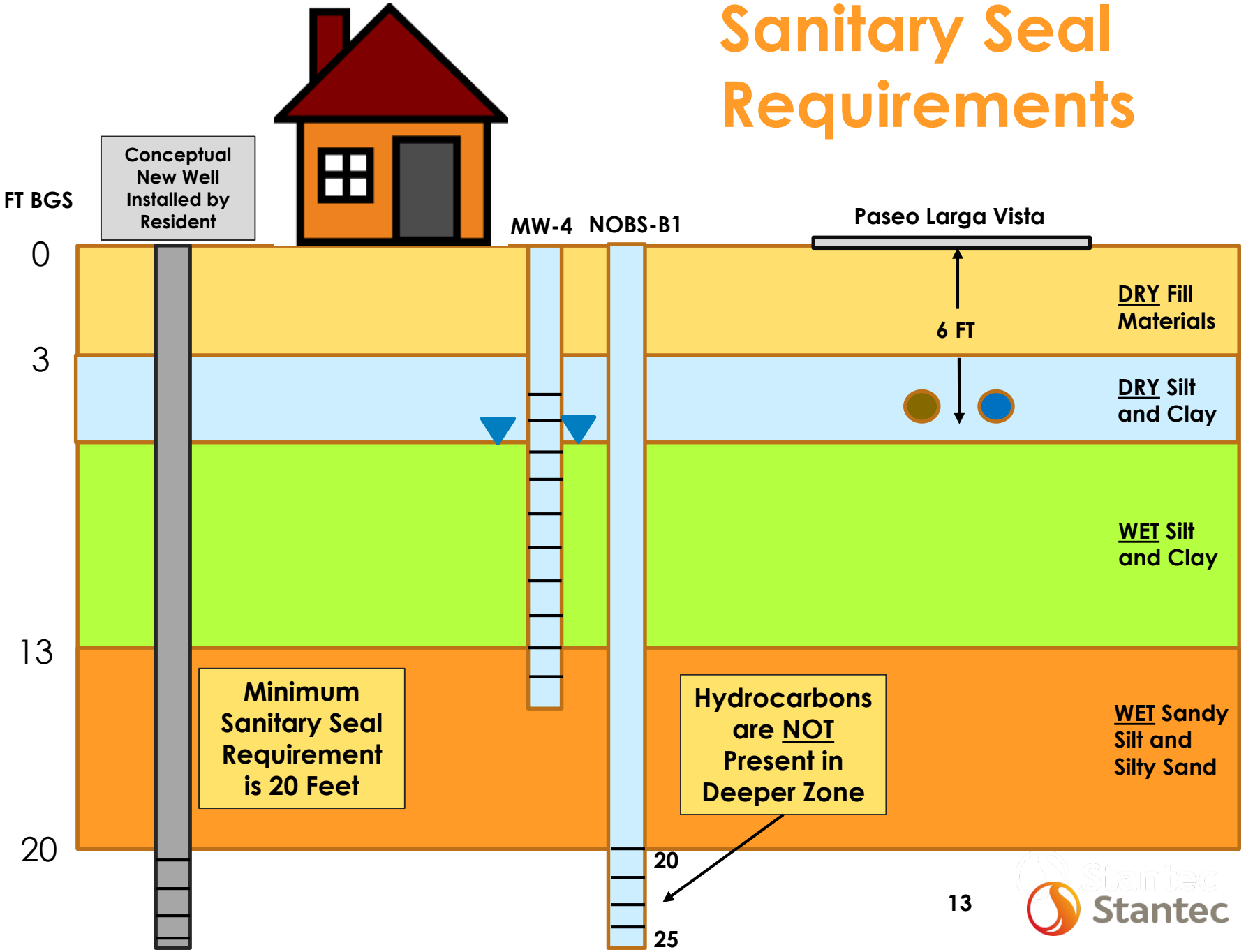
Sanitary Seal Requirements



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Summary of Key Items

1. Utility Depths are Above Zone of Hydrocarbons

2. Swimming Pool Depth is Above Zone of Hydrocarbons

3. Sanitary Seal Requirements Prevent Extraction of Hydrocarbons in Shallow Groundwater

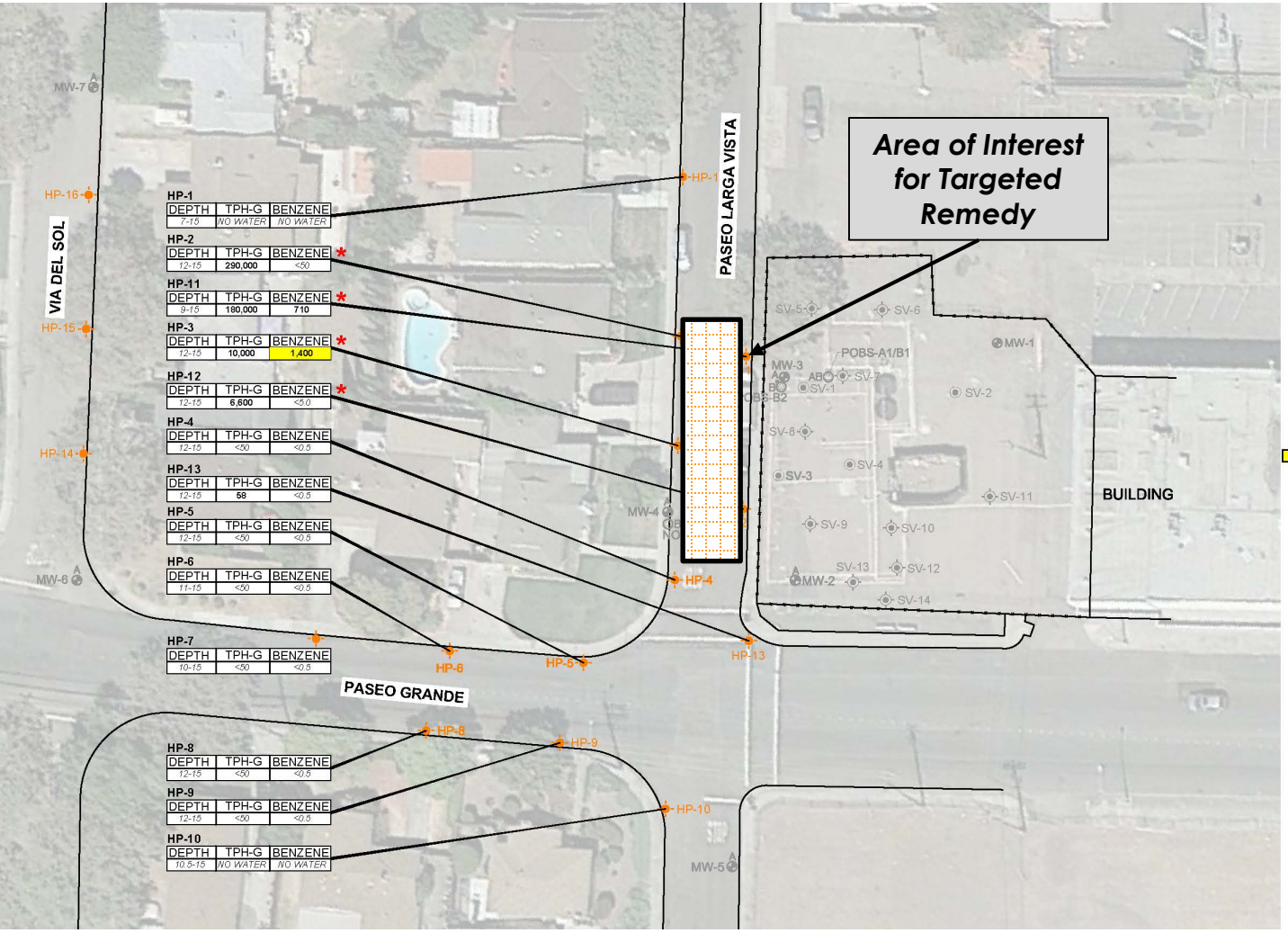
Big Picture Summary

1. Remediation has been Completed to the Extent Practical and Consistent with County and State Guidance

2. Potential Future Exposure to On-Site Residual Impacts in Soil and Groundwater can be Managed through Land Use Controls

3. Data Collected beneath Paseo Largo Vista Demonstrates there is no Current or Likely Future Risk to Off-Site Receptors (Soil Contact, Groundwater Contact or Ingestion, Soil Vapor Inhalation)

Targeted Remedy



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NOTE:
BOLD INDICATES DETECTED CONCENTRATION.
SAMPLES COLLECTED MAY 16 THROUGH 21, 2014

0 40 80
APPROXIMATE SCALE IN FEET

Targeted Remedy

1. Work Plan Submittal to ACHCSA

2. One-Time Targeted Injection of Materials to Enhance Reduction of Hydrocarbon Concentrations

3. Remedy to be Completed in Support of Site Closure

4. Post-Remedy Monitoring will not be Conducted

Recommended Path

1. Report Submittal to ACHCSA
    a. Updated CSM
    b. Work Plan for Targeted Remedy
2. ACHCSA Approves of Updated CSM and Plan
3. Implementation of Target Remedy
4. Report Submittal to ACHCSA
    a. Documentation of Remedy Implementation
    b. Updated Request for Closure
5. ACHCSA Approves of Closure