

Stakeholder Meeting, 890 W MacArthur Blvd., Oakland, CA

Former Chevron 92029 / 211602398

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By Alameda County Environmental Health 2:14 pm, Jul 21, 2017

Date/Time: June 13, 2017 / 1:00 pm

Place: Alameda County Department of Environmental Health Office

Next Meeting: N/A

Attendees: M. Detterman and D. Roe (ACDEH); A. Buyan (property owner); N. Molla, C. MacLeod, and K. York (CEMC); and T. Flora (Stantec)

Absentees: N/A

Distribution: GeoTracker, ACDEH, A. Buyan, CEMC, file

Item:

Action:

Additional Assessment

ACDEH and CEMC agreed to perform one additional groundwater sampling event for monitoring wells MW-5, MW-6 and MW-7.

Conduct additional groundwater sampling event (Sampling event occurred June 29, 2017. Results pending.)

Because of the planned excavation during redevelopment activities, ACDEH and CEMC agreed backfill is no longer a questionable item.

Vapor Mitigation System

ACDEH requested info regarding the chosen moisture/vapor barrier. A. Buyan agreed to choose a proven product (ex. CETCO's Liquid Boot or Land Science Technologies' GeoSeal). Parties agreed that the chosen product will need to be installed by a certified installer.

Provide ACDEH with selected product info

Update design with corrected ventilation details

Garage will be open air on two sides and ventilated, assisting with the VMS. Need to update ventilation calculations for additional cars.

Confirmed no sub-slab piping for venting due to shallow groundwater. Vapor/moisture barrier only. Need to confirm chosen product is compatible with submerged conditions with constituents on Site.

Development Planning/Permitting Status

Application submitted to City of Oakland August 30, 2016. A. Buyan received comments from City. Waiting to resubmit updated plans until vapor barrier product is selected and Site Management Plan (SMP) is conceptually approved

Update design plans with selected product info and updated ventilation details

Zoning change from commercial to residential was approved in 2006. Needed to start construction by end of 2016 to maintain permit. Received 1 year extension. Must begin construction by end of 2017.

Provide ACDEH with expiration date associated with zoning

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Item:

Site Management Plan

Include detailed description of the proposed redevelopment (ex. number of stories, number of units, layout, etc.) in layman's terms.

There will be two excavation areas included in the targeted interim remedial action, one at the west boundary associated with the proposed utility trench and the second at the south boundary associated with the primary residual source area. Field screening during excavation may indicate further excavation.

Prepare a conceptual excavation plan defining the lateral and vertical extent as defined by existing *in-situ* soil data. Include figures and a brief description.

Include plan for trench dams during utility installation to prevent vapor/groundwater migration via utility conduits.

Include a schedule for construction and post-construction sequencing (ex. excavation, grading, trenching, trench dam, moisture barrier, foundation, closure mitigation, reporting).

There will be two reports, a Targeted Soil Excavation Report to document excavation, and a Record Report of Construction to document VMS installation.


Redevelopment activities will proceed in a phased approach.

Reference final design revisions in the SMP (ex. specs, cite specific sheets). Design submitted to City needs to align with SMP submitted to ACDEH.

SMP to be drafted will include two distinct sections; 1) Construction, to address soil and groundwater management during construction and VMS installation; and 2) Post-Construction, to address VMS maintenance, annual reporting, and exit strategy.

The foregoing is considered to be a true and accurate record of all items discussed. If any discrepancies or inconsistencies are noted, please contact the writer immediately.

Stantec Consulting Services Inc.



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Action:

Submit conceptual plan via email to ACDEH by July 7

ACDEH respond to conceptual plan by July 15

Submit final SMP to ACDEH by August 5

ACDEH respond to SMP by August 30