



Health Care Services

Alameda County Department of Environmental Health

Conference Call Sign-In Sheet

Garrett Freightlines / Bay Center; RO0002799
6400 Christie Avenue (64th & Lacoste) Emeryville, CA

Monday, December 04, 2017
2:00 PM

NAME	COMPANY	MAILING ADDRESS	PHONE	Signature	E-MAIL
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MEETING AGENDA

- Meeting Date:** December 4, 2017, 2:00 PM
- Attending:** Mark Detterman & Dilan Roe – Alameda County Health Care Services (ACHCS)
Alex Dinday – Harvest Properties Property Manager
Richard Makdisi & Steve Bittman – Stellar Environmental
- Subject:** UST CASE: RO02799: 6400 Christie Ave.

Agenda: ACHCS called a meeting as they have not been following this project due to review constraints. The purpose of the meeting is for them to meet the Responsible Party (RP) and to review the site history and current groundwater and vapor intrusion conditions.

SITE HISTORICAL OVERVIEW AND ACTIONS TAKEN

- The subject property parcel was developed as early as 1958 with the Garrett Motor Freight Station. Twelve USTs containing diesel and gasoline were removed from the site in 1987, at which time soil and groundwater contamination was discovered.
- Groundwater monitoring begins 1988.
- A groundwater pump-and-treat system was installed in 1989 by GTI. The system extracted approximately one million gallons of groundwater, yielding approximately 100 gallons of LNAPL from recovery well RW-1 from July 1990 to March 1991. System shut down 1991 due to corrosion and mechanical problems.
- No groundwater monitoring events occurred at the site between 1991 and 2004, when an additional 10 groundwater monitoring wells were installed by PES bringing the current total to 17 monitoring wells and one extraction well.

- PES installs three trench well arrays in the northeastern area of the parking garage in 2006. Passive skimmers were then placed in each of the sumps in Trench A and in one of the sumps (TCE) in Trench C.
- Stellar Environmental completed a site Phase I ESA and subsequently a Site Management Plan in 2007
- Stellar Environmental conducted quarterly monitoring 2007 and 2008 then semi-annual monitoring 2009 to present.
- Surfactant injections in selected wells 2013-2016.
- Skimmers removed in 2014 due to lack of free product in trench wells.
- Nutrisulfate injections in trench wells 2015 and 2016.
- Indoor air testing began in 2009 in second floor units and the sales office. No detected indoor air impacts to the second floor were found although the ground floor Sales office was somewhat affected. The June 2017 results show the least impact to the indoor air since the initial 2010 indoor air monitoring at the ground floor sales office.
- Groundwater flow direction is generally to the west.
- Interior wells and downgradient perimeter wells MW-4, MW-5 and MW-6 show generally decreasing hydrocarbon concentrations.

REMEDIAL/CORRECTIVE OPTIONS AND PROPOSED ACTIONS

The overall objective at this site has been to evaluate if there are any pathways of exposure and manage the hydrocarbon plume on site trying to slowly reduce the mass concentrations as remedial options to remediate the residual plume are limited and there is no apparent significant environmental or human health impacts associated with the management, monitoring and mitigation being performed. Surfactant injections have reduced or eliminated some free product, Nutrisulfate injections into Trench well arrays A and C in 2015/2016 still show chemistry conducive to bio-remediation.

Proposed actions 2018 include:

Semi-annual groundwater extraction and sampling in March and September.

Replace well MW-3 which is fouled with heavy oil and is difficult to monitor and sample.

Re-circulate Nutrisulfate in Trench well arrays A and C to enhance distribution.

Conduct scheduled indoor air sampling in Sales Office area.