

**Alameda County Department of Environmental Health
Hazardous Materials Division**

80 Swan Way, Rm. 200, Oakland, CA 94621

Ph: 510-271-4320 FAX: 510-568-3706 569-4757

Meeting Attendees

Subject DEL MONTE REMEDIATION

Date 1/11/84

Location AL CO HAZ MAT 80 Swan Way, Oakland

| Name | Affiliation | Phone # / FAX # |
|----------------------------|--------------------------|------------------------------------|
| 1 <u>MARK ZEMELMAN</u> | <u>KAISER PERMANENTE</u> | <u>271-6803 /</u> |
| 2 <u>David Hamid</u> | <u>ENVIRON</u> | <u>655-7400 /</u> |
| 3 <u>Steven Ronzono</u> | <u>Del Monte Foods</u> | <u>(415) 247-2520 / 247-2540</u> |
| 4 <u>Susan Keydel</u> | <u>CH2M HILL</u> | <u>510-251-2426 / 510-893-8205</u> |
| 5 <u>BERN BAUMGARTNER</u> | <u>CH2M HILL</u> | <u>" / "</u> |
| 6 <u>Rich Hiett</u> | <u>RWQCB</u> | <u>510-286 / 4359</u> |
| 7 <u>Ravi Arulanantham</u> | <u>ACDEH / RWQCB</u> | <u>271-4320 / 286-1331</u> |
| 8 <u>Bruce Palwa</u> | <u>Al Co Div of Haz</u> | <u>271-4320 /</u> |
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Summary of Meeting Notes
Del Monte Plant 35
4204 Hollis Street and 1250 Park Avenue, Emeryville, California
Meeting Date: January 11, 1994

Meeting Objective: To agree to conditions for closure of the Del Monte Plant 35 property.

Meeting Location: Alameda County Department of Environmental Health, 200 Swan Way, Oakland, CA

Meeting Attendees: Brian Oliva/ACDEH
Ravi Arulanantham/ACDEH and RWQCB
Rich Hiett/RWQCB
Steven Ronzone/Del Monte Foods
Mark Zemelman/Kaiser Permanente
David Harnish/ENVIRON
Bern Baumgartner/CH2M HILL
Susan Keydel/CH2M HILL

Background:

At the meeting, background information, property conditions, and the planned future use of Plant 35 were presented by Steven Ronzone, Mark Zemelman, and Bern Baumgartner. This information is summarized below.

Del Monte Plant 35 is located on approximately 13 acres of land in an industrial area of Emeryville. Del Monte Plant 35 was a fruit and vegetable processing plant from the late 1920s to 1989. Since 1986, Del Monte has conducted several soil and groundwater investigation and remediation activities including underground tank removals, soil excavations, and operation of a groundwater extraction and treatment system.

In 1993, Del Monte and Kaiser Permanente (Kaiser) entered into a property transaction agreement for Plant 35. Kaiser is planning to build a hospital on land that includes all of the current Plant 35 property. The close of escrow for the Plant 35 property transaction is expected to occur in June or September 1994. Kaiser currently estimates that construction of the hospital will begin in January 1996. A very important aspect of the property transaction between Del Monte and Kaiser is that the Alameda County Department of Environmental Health and the Regional Water Quality Control Board agree to conditions for environmental closure of the Plant 35 property.

Issues Discussed During Meeting:

Closure of Plant 35

Ravi Arulanantham and Brian Oliva indicated that the environmental conditions at Plant 35 are relatively minor and closure was achievable. The ACDEH has already provided closures for three former tank locations at Plant 35. According to Mr. Arulanantham and Mr. Hiett, Del Monte will need to demonstrate that offsite migration of chlorinated hydrocarbons has been controlled by the onsite source removal activities. Mr. Arulanantham referenced a RWQCB draft memo titled "Alternative Points of Compliance for Groundwater Cleanup (April 21, 1993)" that allows "a limited zone of pollution to exist within the shallow aquifer without cleanup".

Del Monte proposed to prepare a comprehensive closure plan that addresses the remaining issues at Plant 35. This closure plan will request that the ACDEH and the RWQCB provide closure of the Plant 35 property with the exception of the remaining issues that Del Monte's closure plan will address.

Soil Excavation Confirmation Testing for Petroleum Hydrocarbons

Brian Oliva and Rich Hiett confirmed that excavating soils to 100 mg/kg (possibly higher) total petroleum hydrocarbons was acceptable provided that groundwater was not significantly affected. Ravi Arulanantham suggested that some of the confirmatory soil samples be analyzed according to a modified Toxicity Characteristic Leaching Procedure using rainwater.

Chlorinated Hydrocarbons beneath Western Portion of Plant 35

In January 1993, Del Monte removed approximately 750 cubic yards of soil from the former fuel oil/chlorinated hydrocarbon tank area. Sidewall samples collected from the excavation area did not contain detectable levels of chlorinated hydrocarbons except for one sample that contained 11 ug/kg trichloroethylene. During 1993, Del Monte extracted over 1.5 million gallons of groundwater from the former tank area, significantly reducing chlorinated hydrocarbon concentrations in the Del Monte monitoring wells in the vicinity of the tank area.

Del Monte will prepare a more detailed evaluation of the remaining chlorinated hydrocarbon source and the estimated total source removal.

Ravi Arulanantham and Rich Hiett recommended that Del Monte further investigate the downgradient extent of chlorinated hydrocarbons in groundwater. Del Monte is concerned about the difficulty of obtaining access to offsite, private properties and the possibility of collecting samples from within the chlorinated hydrocarbon plume stemming from the Electro-Coatings property.

Del Monte is planning to install a monitoring well on the west side of Hollis Street at the groundwater grab sample location that indicated the presence of 170 ug/l trichloroethylene. Del Monte is currently evaluating further downgradient delineation of chlorinated hydrocarbons.

Expansion of Existing Groundwater Extraction and Treatment System

Del Monte proposed to expand the groundwater extraction sump to include a groundwater extraction trench parallel to Hollis Street near the downgradient property boundary of Plant 35. Based on the results of the existing groundwater treatment system, there was general agreement that the treatment system expansion would be beneficial. It was agreed that the maximum achievable results of the existing and expanded treatment system would be determined by the asymptotic concentration levels of chlorinated hydrocarbons in the groundwater. At the time when asymptotic concentration levels are achieved, the groundwater treatment system will be shut down.

Del Monte is currently preparing a plan to implement the treatment system expansion and will provide the plan to the ACDEH and the RWQCB.

Health Consideration

To comply with Border Zone requirements, Kaiser recently asked the DTSC to review non-fuel chemical test results for soil and groundwater at the Del Monte property in light of the planned hospital development. Kaiser understands that the DTSC is considering this information and plans to make a Hazardous Property Determination during early 1994. DTSC is also assessing if neighboring properties may pose a risk to future occupants of the hospital, and will make a Border Zone Determination in early 1994.

Ravi Arulanantham inquired as to whether it would be appropriate for the ACDEH to take the lead incorporating health considerations into the property closure. Mr. Arulanantham indicated that ACDEH has a Memorandum of Understanding with the DTSC and may be able to do the work for the DTSC. He indicated that this would consolidate the regulatory oversight for the redevelopment to two agencies (ACDEH and RWQCB) rather than three (ACDEH, RWQCB, and DTSC). Mark Zemelman indicated that he would talk with the DTSC regarding their progress to date, and if this would be appropriate.

One-Time Sampling for VOCs in All Plant 35 Monitoring Wells

Ravi Arulanantham recommended that Del Monte conduct a baseline sampling event of volatile organic compounds (VOCs) in all of the Plant 35 wells.

Del Monte conducted a property-wide monitoring event for VOCs analysis (EPA Method 624) on June 16, 1993. The results of this monitoring event were submitted to the ACDEH and the RWQCB in a quarterly monitoring report (CH2M HILL, July 31, 1993).

Petroleum Hydrocarbons at East Property Boundary of Plant 35

Ravi Arulanantham indicated that Del Monte will not be responsible for the petroleum hydrocarbons present in the soil and groundwater located at the east property boundary that appear to stem from an upgradient, offsite source.

Action Items:

- Del Monte is planning to collect groundwater grab samples along Park Avenue and Holden Street, west of Plant 35, to determine the downgradient extent of the chlorinated hydrocarbons in groundwater stemming from Plant 35.
- Del Monte is planning to install one monitoring well on the west side of Hollis Street at the groundwater grab sample location that indicated the presence of 170 ug/l. The purpose of this monitoring well will be to assess offsite control of chlorinated hydrocarbons in groundwater.
- Del Monte is currently preparing a Closure Workplan for Plant 35 to be submitted to the ACDEH and the RWQCB. The Closure Workplan will address all additional investigation and remediation activities necessary for closure of Plant 35.

Meeting Agenda
Del Monte Plant 35, Emeryville, California
(January 11, 1994)

Meeting Objective: To agree to conditions for closure of the Del Monte Plant 35 property.

- ✓ 1. Introductions
- ✓ 2. Background
 - ✓ • Environmental Conditions
 - ✓ • Previous Investigations and Monitoring
3. ✓ Groundwater Extraction and Treatment System
 - ✓ • Reduction of chlorinated hydrocarbons in groundwater
- ✓ 4. Summary of Recent Investigation Report (CH2M HILL/December 1993)
- ✓ 5. Further Activities to Complete Site Closure
 - Closed in Place 20,000-Gallon Tank (Excavation will occur during building demolition)
 - Soil exceeding 100 ppm TPH (Excavation will occur during building demolition)
 - Remaining chlorinated hydrocarbons in the shallow groundwater beneath the Plant 35 West Parcel and Hollis Street.
 - Petroleum hydrocarbons encountered at eastern property boundary.
6. Closure letter (with area specific exceptions, if necessary)