



Health Care Services

Alameda County Department of Environmental Health Meeting Sign-In Sheet

4200 International Blvd, Oakland
RO#: RO0003261

Wednesday, November 8, 2017
11:00 AM

NAME	COMPANY	MAILING ADDRESS	PHONE	Signature	E-MAIL
Dilan Roe	Alameda County	1131 Harbor Bay Pkwy, Suite 250 Alameda, CA 94502	(510) 567-6721		dilan.roe@acgov.org
Paresh Khatri	Alameda County	1131 Harbor Bay Pkwy, Suite 250 Alameda, CA 94502	(510) 777-2478		paresh.khatri@acgov.org
Drew York	Alameda County	1131 Harbor Bay Pkwy, Suite 250 Alameda, CA 94502	(510) 639-1276		andrew.york@acgov.org
Lita Freeman	Environmental Risk Assessors	1420 E ROSEVILLE PKWY #40262 ROSEVILLE CA 95661	916 677 9897		lita.freeman@gmail.com
Mike Adams	HDI	101 Linden St. Oakland, CA 94607	510-368-3322		mike@huntingtondev.com
Jay Hagglund	Cushwake	555 12th St #1400 Oakland CA 94607	510 267 6011		Jay.hagglund@cushwake.ca



ACTIVITY RECORD

RO #: RO0003261

DATE: Wednesday, November 8, 2017

TIME: 11:00 am

<input checked="" type="checkbox"/>	Meeting	HAZ MAT SPECIALIST:	<u>Drew York</u>
<input type="checkbox"/>	Site Visit/Inspection	Work Location:	<u>1131 Harbor Bay Pkwy, Alameda</u>
<input type="checkbox"/>	Telephone Conversation	Conferee('s):	<u>Dilan Roe ACDEH, Paresh Khatri</u>
<input type="checkbox"/>	Document Review		<u>ACDEH, Drew York ACDEH, Lita Freeman Enviro Risk Assessors, Mike Adams HDI, and Jay Hugglund, Cushman & Wakefield</u>
<input type="checkbox"/>	Peer Review	Phone #	<u></u>

SITE NAME & ADDRESS: 4200 International Boulevard Oakland, CA

TOPIC: Lot Line Adjustment, Current Site Status/Impacts, and Request for Additional Soil Vapor Points and Sampling

SUMMARY:

Background: Site is currently an operating Burger King and surrounded by commercial properties. A lot line adjustment is currently in progress between two parcels to adjust the property boundary and separate retail (Burger King; BK) and an automotive business located north of BK. Both parcels are currently owned by Schilling Trust, a nine owner trust represented by Jay Hugglund from Cushman and Wakefield. Completion of the lot line adjustment is proposed by December 2017. Two buyers are considering buying the parcels; Mike Adams (HDI), present at the meeting, is considering buying the retail parcel (BK) and an investment group owned by Craig Bulis is planning to buy the automotive parcel. An environmental investigation was conducted on the BK parcel by Lita Freeman (ERA) in September 2017. Results of the vapor investigation indicated PCE above residential but below commercial ESLs in three vapor points located adjacently southwest and northeast of the onsite building (BK). Soil borings results indicated all concentrations were below residential ESLs. Grab groundwater results above Tier 1 ESLs indicated TPHg at SB-8 located on the northern property boundary and PCE at SB-1 located southwest of the onsite building. Mr. Adams indicated he was present at the meeting to discuss the results of the environmental investigations and determine if HDI will move forward with the purchase of the BK parcel. Based on results of the soil vapor investigation, ACDEH recommends the installation of additional soil vapor points and additional seasonal sampling events.

Conclusions from ACDEH's meeting with ERA, HDI, and Cushman & Wakefield included the following steps and action items:

1. Setup and enter into VRAP with ACDEH for case review.
 2. ERA to prepare a figure for ACDEH illustrating soil vapor isoconcentrations and proposed additional soil vapor points. Additional seasonal sampling events will be required.
 3. Prepare work plan for additional vapor point installation and sampling events at the site.
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