



# Health Care Services

## Alameda County Environmental Health Meeting Sign-In Sheet

Chevron #9-0121  
3026 Lakeshore Avenue, Oakland, CA  
R00000284

Thursday, February 01, 2018  
1:00 PM

NAME	COMPANY	MAILING ADDRESS	PHONE	Signature	E-MAIL
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Paul Bongiovanni Diocese of Oakland 2121 Harrison St, Oakland, 94612 510-267-8321 pbongiovanni@oakdiocese.org

**February 1, 2018**

**Attendees:**

Dilan Roe (ACDEH)	Dovid Labkowski (Potential Buyer)
Mark Detterman (ACDEH)	Clifford Fried (Potential Buyer Legal)
Paul Bongiovanni (Diocese CFO)	Carryl MacLeod (CEMC)
Michael Delehunt (Diocese Outside Legal)	JP Brandenburg (Arcadis - CEMC Consultant)
Don Ashton (Diocese Consultant)	Kathy Szymanowski (Arcadis via phone)
Nissan Saidian (Property Owner)	Michael Balster (CEMC Legal)
David Saidian (Property Owner)	Bob Goodman (CEMC Outside Legal)

**Discussion topics:**

1. On-site soil impacts
2. How site impacts relate to concerns at 3014 Lakeshore (Diocese) and 3008 Lakeshore (Mr. Saidian).
3. Off-site impacts and any related cleanup not to be discussed at this meeting.

**Meeting Notes:**

- ACDEH stated there is a documented vapor intrusion risk and documented impact to the sump at 3014 Lakeshore, although CEMC disagrees that there is a vapor intrusion risk.
- ACDEH considering two separate Corrective Action Plans are needed: one for onsite, and one for offsite impacts. The goal is to reach closure of the site as a vacant lot.
- ACDEH's main concern is the soil immediately adjacent and upgradient from 3014 Lakeshore. In July 2017, ACDEH asked for a Feasibility Study/ Corrective Action Plan (FS/CAP), and has not yet received it. New date set for submittal of FS/CAP (May 30, 2018).
- ACDEH asks Diocese to provide building plans for 3014 Lakeshore, and all vapor and groundwater data they have collected. Diocese consultant has collected 3 soil borings to 5 feet bgs on the 3014 properties, and some unknown number of indoor air samples.
- Once the Diocese provides data and information, ACDEH asks CEMC and Arcadis to generate new cross-sections that show all construction details, storm water systems, property lines, addresses and any other relevant details. Cross sections are to cover both 3014 and 3008 Lakeshore properties.
- ACDEH requests updated maps that show (1) extent of soil impacts, and (2) groundwater plume.
- These cross sections and maps will be part of a FS/CAP. Ecotoxicity Assessment with also be part of FS/CAP.
- ACDEH requested that CEMC engage property owner of 3026 Lakeshore (FWS, Inc.) to confirm concurrence with project direction.
- ACDEH requested Diocese to look at stormwater fixes for the property to stop infiltration of stormwater into the basement as sump pump is not currently operating.

**Relevant dates:**

- February 2 Diocese consultant to send soil and soil vapor report to ACDEH
- February 8 Diocese to send details on 3014 Lakeshore foundation and floorplan to CEMC/ Arcadis
- February 8 Adjacent property owner to Diocese (Nissan) to provide sketch of foundation and floorplan for 3008 Lakeshore. CEMC to have Arcadis to provide support.
- March 9 Diocese to submit investigation and proposed action to address storm water infiltration into the basement of 3014 Lakeshore as sump pump is not currently operating.
- March 9 CEMC to submit HHRA Imminent Health Risk assessment. Residential scenario with sensitive receptor (3014 Lakeshore to be used as school)
- If no imminent risk: Proceed with FS/CAP
  - If imminent risk: Submit recommendations for short-term indoor air mitigation measures at that time and proceed with FS/CAP
- March 28 **Next Meeting 10am at ACDEH** to discuss progress
- May 30 CEMC to Submit FS/CAP to ACDEH for review
- June 15 Begin 30-day public comment period
- July 16 End of public comment period