



Health Care Services

Alameda County Environmental Health Meeting Sign-In Sheet

Site Cleanup Case No., RO0003179,
Chestnut Square, 1625 Chestnut Street, Livermore

Monday, September 11, 2017
4:30 pm

NAME	COMPANY	MAILING ADDRESS	PHONE	Signature	E-MAIL
Dilan Roe	Alameda County	1131 Harbor Bay Pkwy, Suite 250 Alameda, CA 94502	(510) 567-6767	Attended by teleconference	Dilan.roe@acgov.org
Polo Munoz	MidPen Housing	1970 Broadway, Suite 440 Oakland, CA 94612	(510) 426-5660	Attended by teleconference	amunoz@midpen-housing.org
Ella Mitchell	MidPen Housing	1970 Broadway, Suite 440 Oakland, CA 94612	(510) 380-8922	Attended by teleconference	emitchell@midpen-housing.org
Carl Michelsen	PES Environmental, Inc.	7665 Redwood Boulevard, Suite 200 Novato, California 94945	(415) 899-1600	Attended by teleconference	cmichelsen@pesenv.com
Scott Morrison	PES Environmental, Inc.	7665 Redwood Boulevard, Suite 200 Novato, California 94945	(415) 899-1600	Attended by teleconference	SMorrison@pesenv.com
Fran Reisner	City of Livermore	1052 S. Livermore Avenue Livermore, CA 94550	(925) 960-4583	Attended by teleconference	fdreisner@cityoflivermore.net
Eric Uranga	City of Livermore	1052 S. Livermore Avenue Livermore, CA 94550	(925) 960-4580	Attended by teleconference	ejuranga@cityoflivermore.net
Nicholas Targ	Holland & Knight LLP	50 California Street, Suite 2800 San Francisco, CA 94111	(415) 743-6926	Attended by teleconference	Nicholas.targ@hkllaw.com
Joey Meldrum	Holland & Knight LLP	50 California Street, Suite 2800 San Francisco, CA 94111	(415) 743-6978	Attended by teleconference	joanna.meldrum@hkllaw.com

CHESTNUT SQUARE

Family & Senior Housing

Livermore, CA



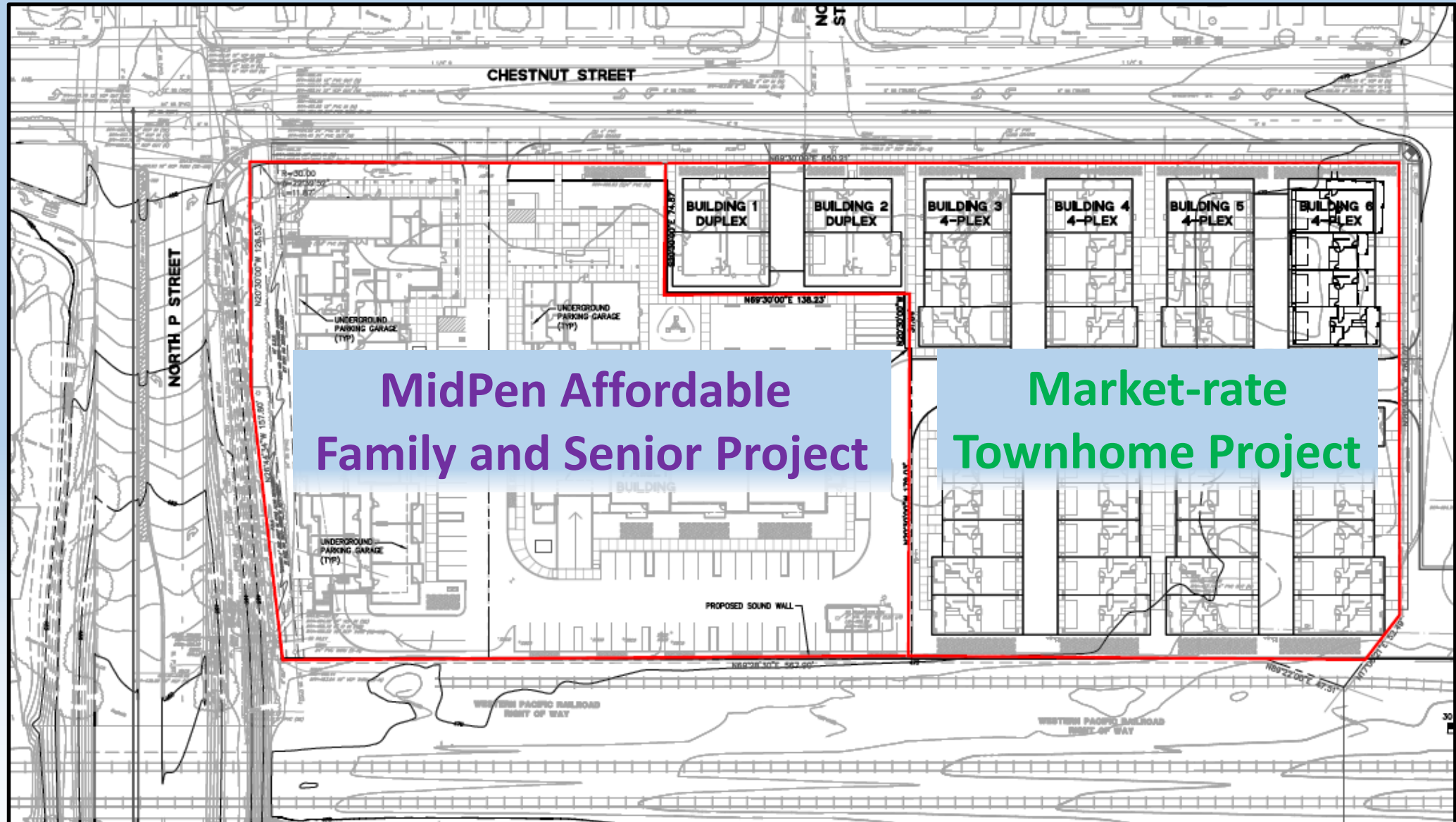
- 1. Fully entitled Private/Public Partnership with the City of Livermore**
- 2. MidPen will develop: 72 Affordable Senior Units and 42 Affordable Family Units over separate podium structures.**
- 3. A private market-rate developer will develop 44 for sale townhomes as a separate project.**



Two Projects at Chestnut Square



Approved Tentative Parcel Map

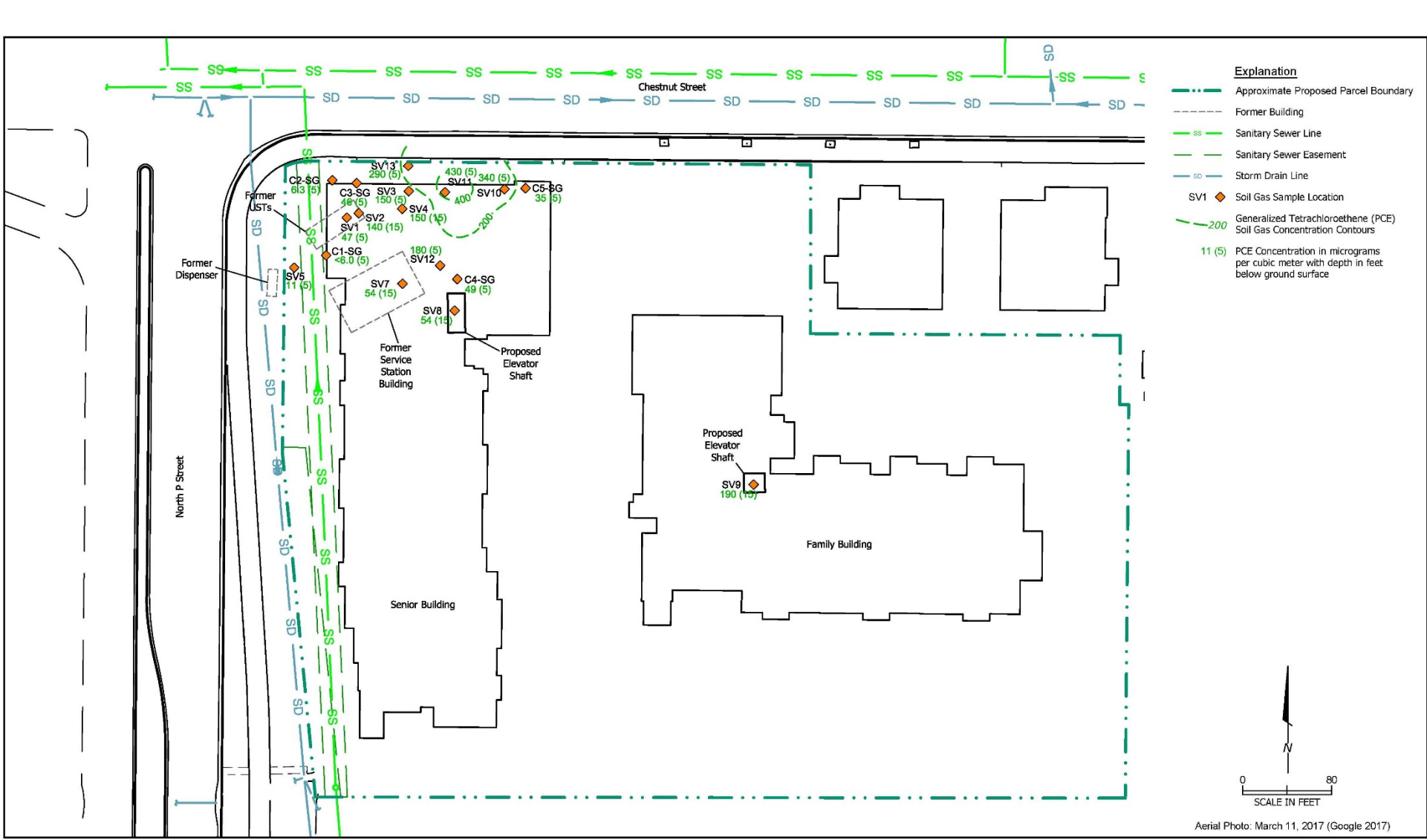


Proposal: Each Project Subject to its Own Assessment/Cleanup Obligations

Rationale:

- The two project areas have different site histories making them environmentally unconnected
- Separating the project areas would alleviate time critical deadlines, as additional assessment is required for the market-rate area, and potential townhome mitigation measures are not defined with specificity
- Obligations can be more clearly identified for financing and development purposes if the two project areas are separated

Conceptual Site Model: Affordable Family/Senior Project

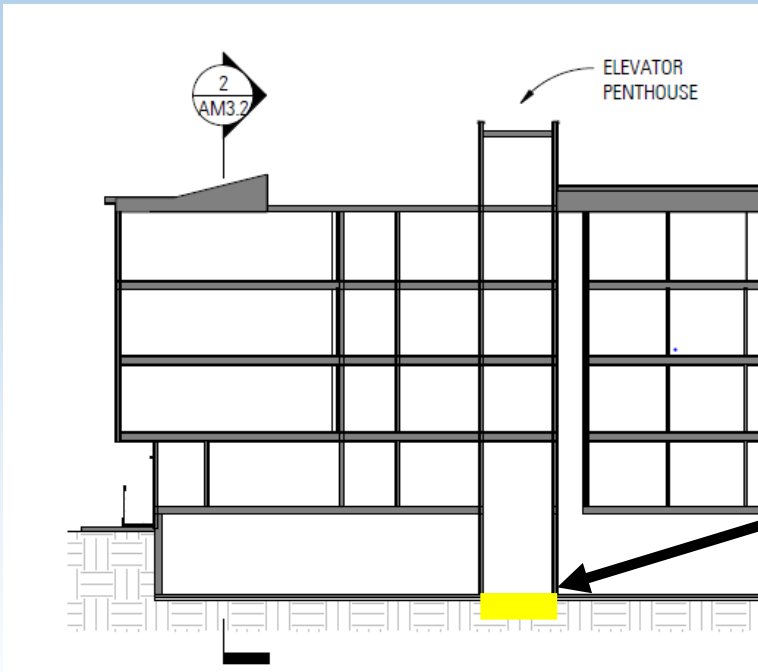
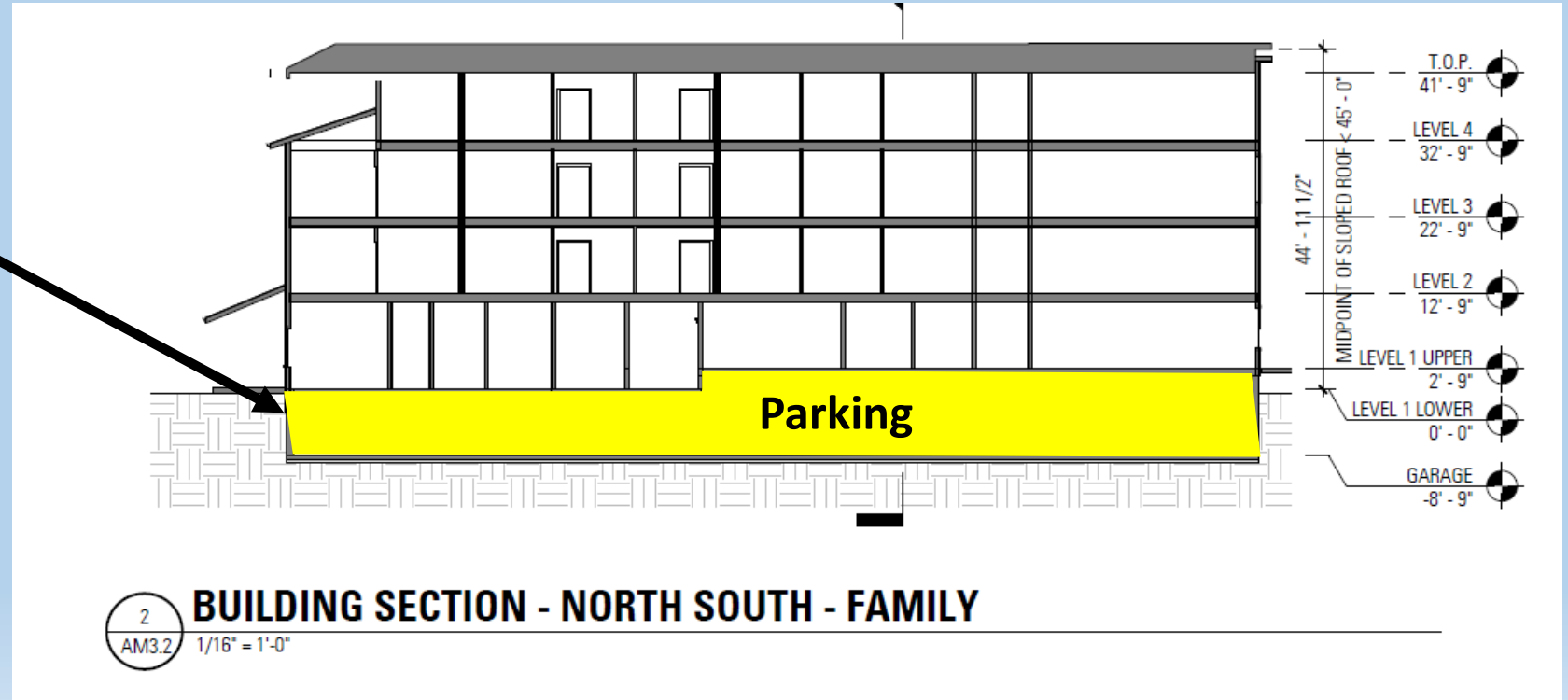


Conceptual Site Model: Affordable Family/Senior Project

- Site is well characterized
- No soil gas concentrations exceed DTSC screening levels for new residential construction. All PCE concentrations in soil gas are also below the calculated ESL for new residential construction.
- Soil gas detections are likely the result of offgassing from the underlying PCE in groundwater, from an offsite source
- Slightly elevated soil gas levels next to Chestnut Street could be the result of a leak in an offsite sewer line. Sewer line that comes onto the property does not appear to be a source
- “Remedy” addresses both potential offsite sources and would not change based on additional site characterization

Remedy: Affordable Family/Senior Project

Intrinsically safe building design with residential units located above ventilated parking



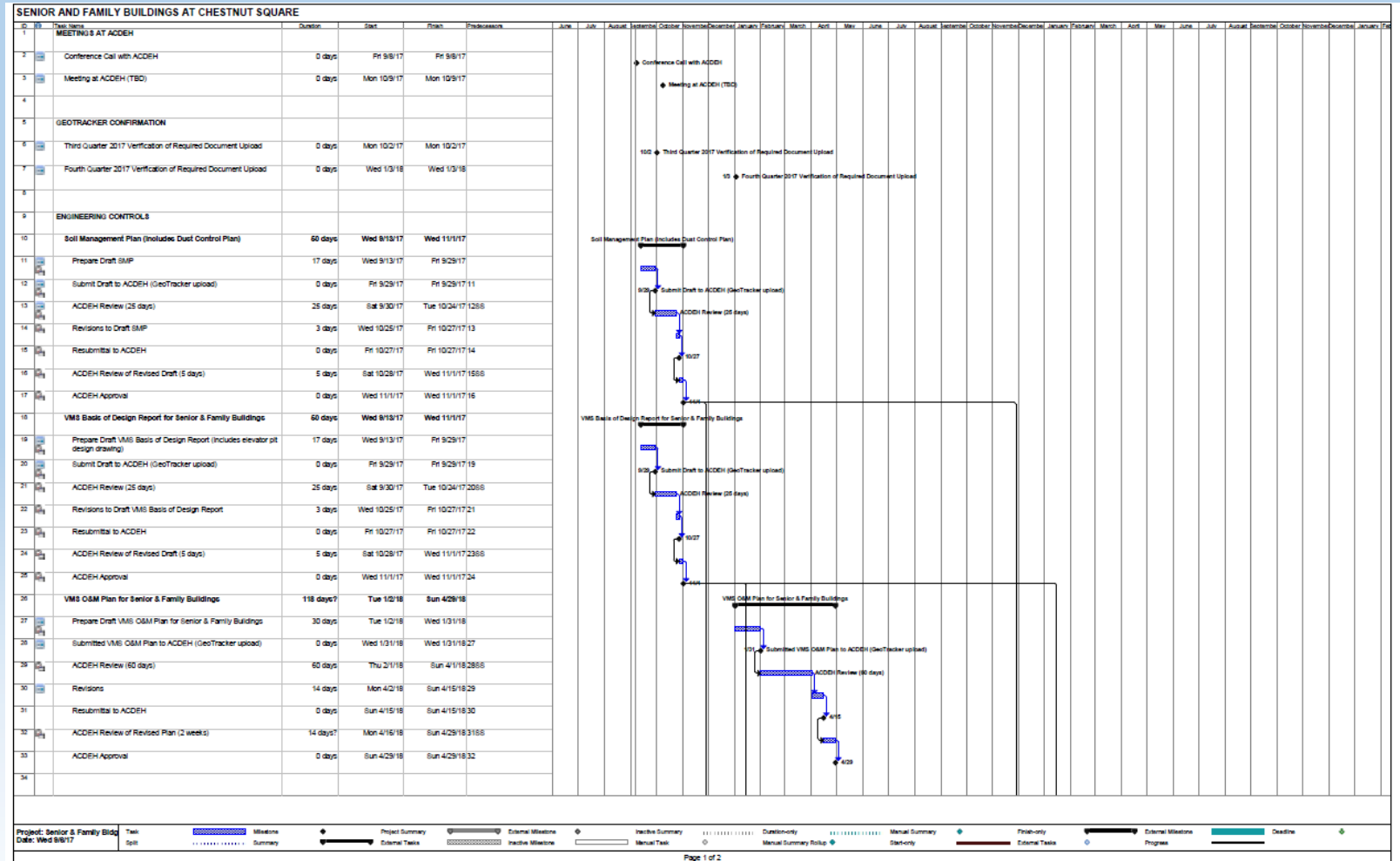
Vapor barrier beneath elevator shaft

Project Schedule: Affordable Family/Senior

KEY DATES

1. **September 29:** Submit SMP and Basis of Design Report to ACDEH
2. **October 24:** ACDEH provides comments on SMP and Basis of Design Report
3. **October 27:** Resubmittal of SMP and Basis of Design Report
4. **November 1:** ACDEH approves SMP and Basis of Design Report

Please refer to schedules sent by PES via email on September 6, 2017 for details



Project Schedule: Market-rate Townhomes

KEY DATES:

- 1. Before November 14:** Submit Work Plan for additional soil gas sampling
- 2. Before January 11:** ACDEH approves Work Plan, after revisions by PES to address ACDEH comments
- 3. Before January 25:** Soil Gas sampling

TBD: Next steps based on results of additional soil gas sampling

Please refer to schedules sent by PES via email on September 6, 2017 for details

