



Health Care Services

Alameda County Environmental Health Meeting Sign-In Sheet

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

Friday, October 20, 2017
4:00 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
Nicholas Targ	Holland & Knight LLP	50 California Street, Suite 2800 San Francisco, CA 94111	(415) 743-6926	Attended by teleconference	Nicholas.targ@hklaw.com

ACDEH RO0003179: Chestnut Square, Livermore

4pm, 10/20/17

New 2nd Case for Townhome portion of the site

- Setting up new case
 - Week of 10/23
 - New VRAP: City of Livermore as owner, PES as representative
 - Paresh Khatri will send VRAP agreement with new RO number
 - New Deposit Refund Account will require a check – Paresh to send information
 - Existing RO will comprise the senior and family affordable side
 - Cases will be linked in GeoTracker so that the historical data is there, and then new CAP for the new case will be under the new RO
 - Upon set up of new RO, PES will claim the site and be the authorized representative
- Testing Plan
 - First step is a soil gas survey with mobile laboratory, PES and MidPen are in the process of getting contracts together – aiming for 11/13
 - Brief Work Plan to ACDEH by 10/27/17
 - One location per building for smaller buildings
 - Longer buildings: zig zag sampling locations
 - Pre-established step outs if there are hits in initial sample results
 - If detection during initial soil gas survey, will do a seasonal second round of soil gas sampling using mobile laboratory
 - Then based on results, there will be a work plan and potentially a CAP
 - Most of the prior sampling was for disposal/excavation purposes
 - Nothing that leads us to think there will be anything on this site: no gas station, no pesticides
 - Dilan believes adequately investigation for soil
- Timing
 - PES to send Dilan brief work plan by 10/27
 - Dilan going to approve work plan by 11/3 – same approval schedule as CAIP and SMP for 1st Case
 - Initial soil gas survey week of 11/13/17

RO0003179 Account Balance:

- ACDEH wrote a letter asking for more money a while ago
- City may be getting these letters – MidPen will check with them
- Paresh will also send an invoice

GeoTracker

- Currently up-to-date

Schedule updates:

- End of public participation 10/29
- From 10/29-11/10 is float time – time to respond to comments if needed
 - No comments have been received so far
- For reference: Dilan is out 10/25, 10/27, 11/1-3

Conditional CAP Approval Letter

- Dilan will send an example Conditional CAP approval letter draft to PES and MidPen (received on 10/20)
- PES will edit and send back to Dilan week of 10/23
- Dilan would like to get Conditional CAP Approval Letter out on 10/31 - adjust schedule to reflect this
- Letter will lay out actions that need to happen throughout the development process, including, "prior to groundbreaking, CAIP and SMP must be approved"

MidPen Development Plans: PES to add this to the schedule so Dilan can have in mind when she picks up the CAP approval letter

- Closing deal by 11/15 – lender will need that letter at least a couple of weeks in advance to review and approve
- MidPen pulls permits week of 11/20
 - Permit plans will show VMS system at elevator shaft and trench plug – this is in progress
- MidPen issues Notice to Proceed 12/1
- Staging begins 12/1
- Digging itself will likely begin 12/4
- Construction will take 18 months
- Development schedule needs to be added to the environmental schedule.

Technical Discussion

- CQA plan: there is currently an outline in CAP, needs to be a more detailed one in CAIP
- O&M Plan: must mention surveying the trench plugs
- PCBs: only around transformer, will be excavated, no cause for concern unless there is PCB oil found, in which case have to chase it
- B(a)P: in 2 locations
 - 1 will be removed with excavation of garage
 - The other is on the edge of the property, should be OK and come out with grading, as sample was only at 6 inches, if not may need to dig it out partway and put fabric down.
- GS4 comes out with redevelopment

SMP

- PES sent Dilan a word copy on 10/20 so she can track changes comments, she will send back by 10/27
- Consolidated figures and tables that are easy to read – should be something that contractors can read quickly (i.e., remove ACC report)
- Take CAP tables and figures and put into appendix of SMP
- Dilan will get SMP back to us by 11/3 at the latest
- Final SMP to ACDEH by 11/10 for approval by 11/17

CAIP

- Timing
 - Needs to be done before breaking ground
 - PES to get final CAIP and SMP back to Dilan by 11/10
 - Dilan will approve CAIP and SMP by 11/17

- CAIP will reference SMP, just as CAP did
- Will included specs for elevator shaft & trench plugs VMS; Construction Quality Assurance (CQA) plan, and O&M plan
- Needs to include surveying of trench plugs
- Include a copy of the schedule
- Define cases in which confirmation sampling will be necessary
- Include soil excavation in more detail than in CAP – where, to what extent, include a figure with the locations (e.g., add detail explaining how verification samples will be collected for PCBs if oily soil observed in excavation, details for soil removal for the B(a)P area if soil to be removed to avoid LUCs, show how lead is removed as part of garage excavation)

Land Use Covenant

- In order to avoid, need to support that the VMS is not necessary, it is just an extra measure
 - Risk assessment / contingent measure – can be drafted while in development, needs to be done before occupation, would remove land use covenant requirement
- If we have to have the land use covenant:
 - We'll get case closure once foundation is built, hardscape is in, and landscape is in – after they get report of things we've done
 - Doesn't have to wait until entire building is finished
 - ACDEH then opens up a non-case RO, post-closure case monitoring document repository
 - Annual reporting and 5-year reviews of remedy in place: says that we haven't damaged the VMS, haven't exposed any new soil – PES will have to write these reports
 - Annual fee
 - This would go on in perpetuity unless something changed