

Notes of Meeting held on Monday, December 18, 2017

Case RO3206 – Wood St. Redevelopment, 1708 Wood St., OAKLAND

Attendees: The new Property owner TRIPointe Homes (as of 12-15-2017) (Tri-Pointe) representative Mike Bowes, consultant Peter Morris of West Environmental Services & Technology (West), consultant Tom Graf of GrafCon, and ACDEH representatives Keith Nowell (case worker) and Dilan Roe (Chief, Land Water).

Background: Site is trucking facility occupying two adjoining APNs. The owners are planning a residential development project consisting of 3-story townhomes. As part of the redevelopment process, the site will be merged into a single APN. The introduction to the 100 minute meeting including a discussion of entering into a VRAP, potential rollover of the existing VRAP funds of PSAI Partners IV LLC (PSAI) with the new owner, and a review of the proposed site redevelopment project.

Topics of Discussion: Fund disposition, review of previous work and the results of the recent soil vapor investigation; extent of the proposed vapor mitigation system (VMS) to address potential methane intrusion to indoor air; project schedule; and report submittals.

West provided a review of previous work and the results of the most recent (July 2017) soil vapor investigation. Based on its findings, the proposed installation of the VMS is at the eastern parcel in the central and northern-central parcel area. As only one location had more than one vapor sample collection event- it had two- ACDEH requested an additional round of subslab soil vapor sampling. The additional monitoring event was mutually agreed to and will be conducted in the near future. Report presenting the findings of the additional monitoring event will be prepared and submitted in January 2018.

The VMS system discussion included the design elements- including lateral piping, vapor monitoring ports, risers, trench dams- in addition to the extent of the VMS system. Trench dam installation would include the joint trench and laterals. The extent of the VMS was based on townhome units situated over methane soil vapor concentrations of 5,000 ppmv or more as established by the DTSC.

Tri-Pointe presented an aggressive project schedule with an occupancy target in 2019. ACDEH requested a project schedule, in the form of a Gantt chart, identifying documents for submittal at project milestones and include adequate ACDEH review time. Project scheduling elements and reporting include items discussed below.

December 21, 2017- Initiate building design;

January 2018 – Updated soil vapor report, include figure showing permeable areas in addition to proposed VMS areas;

Revised Basis of Design (BOD) report (prior to submittal to City of Oakland) including a copy of drawings;

Updated residual risk management plan (RRMP) with discussion of storm water handling;

Construction and groundwater management plan prepared as a standalone report (template previously provided);

Parcel consolidation into one parcel- Final Map;

March, 2018 - Soil import report;

Demolition of existing buildings and submittal of lead and asbestos abatement report to ACDEH;

Soil import management plan (SIMP). Soil import documentation submitted for pre-approval, allowing soil import to be performed and documented in the soil import report (SIP);

April 15, 2018 – Grading and soil excavation and backfill;

June 2018 – VMS and trench dam completion report;

June/July – Start construction of Phase I townhomes;

July 2018 – Land Use Covenant (LUC) – revised draft;

Homeowners association (HOA) Covenants, Conditions and Restrictions (CCRs) document;

Start of construction for phased development (ACDEH to provide 'State St.' example);

2019 – Phased closure after ACDEH has received and approved all documents, followed by completion of 30-day public comment period;

End of 2019 – First phase sold and occupied.

Meeting notes prepared and summarized by Keith Nowell, ACDEH case worker.

