



## MEETING MINUTES

Date: **February 2, 2017 Meeting**

Time: 12 pm – 2 pm

Site: ACDEH SLIC Case RO0003217 -1233 Bockman, San Lorenzo

Attendees: ACDEH: Supervisor Dilan Roe & Caseworker Kit Soo  
RP: Scott Schoeman (PaulsCorp)  
General Contractor for RP: Michael Gonzales and Caleb Cooper (DCI)  
Consultant: Bob Clark-Riddell and Ron Scheele (Pangea Environmental)

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### DISCUSSION ITEMS

1. The first meeting goal was to establish an initial process and schedule for receiving agency 'case closure' for Buildings 1-4, with closure goal of July 2017. PaulsCorp hopes to commence selling condos within Buildings 1-4 by August 2017. The discussion and action items herein are designed to meet this goal.
2. The second meeting goal was to establish an initial process and schedule to allow grading to commence for Buildings 5&8, with grading starting as soon as possible. Grading can proceed shortly after PaulsCorp provides an email to ACDEH with required information specified below.
3. PaulsCorp and ACDEH agreed to split the current case into two cases. A new regulatory case will be opened for the Buildings 1-4 (western site area). The existing case will apply to the eastern portion of the site (Buildings 5-10). The site will remain under one APN and will be sold to one future home owner association. Historical documents that pertain to each area will be placed on both case file on Geotracker and the ACDEH FTP site.
4. Splitting the case into two cases will facilitate issuance of a case closure rather than a no further action letter for Buildings 1-4. PaulsCorp prefers a case closure letter to simplify disclosure and provide greater certainty of resolution of environmental matters for each site area. To split the case, PaulsCorp will survey the site and create two separate legal descriptions. PaulsCorp has retained an attorney to assist with legal recording and disclosure documents for homeowners and the Bureau of Real Estate (BRE). A critical schedule item is submittal of BRE documents for Buildings 1-4 by August 2017. To improve the project schedule, select documents can be submitted without completed appendices (for subsequent submittal), and select tasks can be performed concurrently.
5. For Buildings 1-4, if VOC concentrations from the three monthly VMS riser tests are below ESLs, ACDEH will issue case closure without a deed restriction. Case closure documents can reference Low Threat Closure Policy criterial. If VOC concentrations exceed ESLs, ACDEH will require the contingent vapor barrier (e.g., RetroCoat) and an O&M plan with annual testing. An exit strategy will help facilitate removal of any required deed restriction, upon achieving ESLs.
6. For Buildings 5&8, ACDEH requires a 'full blown VMS' to allow grading/foundation preparation to proceed. The VMS will consist of a subslab ventilation system and an engineered subslab chemical vapor barrier (e.g. GeoSeal, 60 mil barrier). A certificate of occupancy will be issued if VOC concentrations from the three monthly VMS riser tests are below ESLs. A deed restriction will be required upon case closure, unless VOC concentrations in soil gas are below ESLs. Again, an exit strategy will help facilitate removal of any required deed restriction, upon achieving ESLs.

7. For the remaining eastern area (Buildings 6, 7, 9 & 10), peer review is underway to comment on site plans and these existing or planned documents: the draft Data Gap Assessment Workplan (not submitted), draft Corrective Action Plan (submitted), and the Remedial Action Implementation Plan (future). ACDEH welcomes incorporation of the Data Gap Assessment Workplan into the Remedial Action Implementation Plan to help reduce the number of documents requiring ACDEH review.
8. The project schedule includes concurrent construction of Buildings 1&2, and concurrent construction of Buildings 3&4, with an approximate 3-4 week lag between them.

### **ACTION ITEMS - GENERAL**

1. Pangea will prepare **meeting minutes**.
2. PaulsCorp will provide a **legal description** of the two split areas of the site.
3. PaulsCorp and DCI will update the **project schedule**.
4. ACDEH will **open a new case** for the western site area (Buildings 1-4).
5. Next monthly **meeting scheduled** for **March 2, 2017** at ACDEH office.
6. Dilan Roe has a vacation scheduled for **July 19, 2017**.

### **ACTION ITEMS - BUILDING 1-4**

1. **February:** PaulsCorp will survey the Buildings 1-4 area to create a legal description and will provide to ACDEH.
2. **February:** PaulsCorp will sign a new VRAP agreement for the Buildings 1-4 area.
3. **February:** ACDEH will open new environmental case for the Buildings 1-4 area and will open on Geotracker.
4. **February:** Pangea will email a list of case reports provided to Geotracker and ACDEH FTP.
5. **February:** Pangea will confirm uploading of all required electronic data to Geotracker.
6. **February:** Pangea or ACDEH will upload documents to Geotracker for the new case.
7. **February:** Pangea will confirm that existing reports document backfilling activities for the excavation area, and any use of imported backfill material. Pangea will confirm that soil gas probe destructions is documented.
8. **February:** ACDEH will review provided reports and issue a directive letter. The directive letter will provide a pathway for case closure for Buildings 1-4 area and reference the contingent post-slab vapor barrier (e.g. RetroCoat), contingent deed restriction, and contingent VMS O&M plan. The directive letter will require specific documents, such as a Record Report of Construction for the VMS and Case Closure Summary Forms.

9. **March thru May:** Pangea will conduct three monthly samplings of VMS risers from Buildings 1-4. Sampling results will be incorporated into brief reports for inclusion as an appendices within the Record Report of Construction.
10. **April 1:** Langan will submit **Draft Record Report of Construction** for VMS installed within Buildings 1-4. The report will document construction/installation of all aspects of the approved VMS, including inspection records of the completed subslab vapor piping, roof turbine fans, Retrocoat application in limited areas (e.g., stairs), as-built drawings, O&M manual, seller disclosures, and academic studies relating to VMS vapor attenuation factors.
11. **May 1:** Pangea will submit a **Draft Case Closure Summary Form** for Buildings 1-4 area. The closure summary forms will reference criteria of the RWQCB's Low Threat Closure Policy.
12. **May 1:** Pangea will update the **FACT sheet and mailing list**, and provide them to ACDEH to allow 30-day public comment period to occur concurrent with review of Case Closure Summary Form.
13. **May 15:** ACDEH will initiate a **30-day public comment period** for the intent to issue Case Closure. This schedule assumes a 2-week review period by ACDEH before the public comment period.
14. **June 16:** **End of the 30-day public comment period.**
15. **June 30:** **ACDEH issues case closure letter** & certificate of occupancy for Buildings 1-4. This schedule assumes closure before Dilan's July 9 vacation start.

#### **ACTION ITEMS – Buildings 5&8**

The following action items will be implemented for Buildings 5&8:

1. **February 10:** PaulsCorp/DCI will provide an updated schedule.
2. **February 10:** Pangea will submit **Pilot Study Report** and **VMS BOD Report for Buildings 5&8.**
3. **February:** PaulsCorp will **initiate grading** for Buildings 5&8 concurrent with ACDEH review of the Pilot Study Report, and following PaulsCorp email to Dilan for correspondence with Alan of County Building Dept.
4. **April 10:** ACDEH will provide **comments** on the Pilot Study Report. This schedule includes a 60-day review period.

#### **ACTION ITEMS (Buildings 6, 7, 9 & 10)**

1. **Early March:** PaulsCorp will complete peer review and provide comments/reports for next steps. Next steps may include submittal of a Data Gap Assessment Workplan or the Remedial Action Implementation Plan.