



November 2, 2018

Tyler Wood  
LMC  
492 9<sup>th</sup> Street, Suite 300  
Oakland, CA 94607 (Sent via E-mail to: [tyler.wood@livelms.com](mailto:tyler.wood@livelms.com))

Subject: Meeting Notes for Site Cleanup Program Case No. RO0003229 and GeoTracker Global ID T0000010099, LENNAR Multifamily Communities, 1750 Webster Street, Oakland, CA 94612

Dear Mr. Wood:

ACDEH has received the *Updated Site Summary Report* dated August 24, 2018, prepared and submitted on your behalf by APEX and ACDEH thanks you for attending the meeting held at Alameda County Department of Environmental Health's (ACDEH) offices on September 10, 2018. The purpose of the meeting was to discuss the case status and identify the next steps to simultaneously facilitate site redevelopment and progress the case to closure. ACDEH received the meeting notes by e-mail on October 24, 2018 as requested during the meeting; however, ACDEH is also providing meeting notes to offer additional detail.

#### **September 10, 2018 Meeting Notes**

- ACDEH provided you with an invoice;
- ACDEH has not yet received a construction schedule from LMC;
- Ivy Inouye, APEX, made the recommendation that a Vapor Mitigation System (VMS) is not necessary.
- Dilan Roe, ACDEH, stated that if ACDEH agrees that a VMS is not needed, then proceed to Plan A; if VMS is needed, then proceed to Plan B.
  - Plan A: Ivy Inouye, APEX
    1. Land Use Covenant (LUC);
    2. Lead-impacted soil left in place
    3. Long-term Soil Groundwater Site Management Plan (SGSMP) - ACDEH to provide a template;
  - Plan B:
    1. Trench Dam/plugs
    2. Finished Utilities
    3. Piping/vent risers
    4. Roof top
- Is a VMS required?
  - Discussion about the elevator shafts/piping to roof;
- Carlin is the design firm; Pacific Interwest in the 3<sup>rd</sup> party inspection Company; building envelope & smoke test; Epro;
- Dilan hopes design was enhanced because VMS isn't constructible as shown; construction can continue after they provide schedule;
- ACDEH needs:
  - As-built documentation for:
    1. Piping installed as of September 10, 2018 - 2<sup>nd</sup> floor – need Record of Construction;
    2. Piping installed as of September 10, 2018 to rooftop - an addendum to the Record of Construction;
  - Need Basis of Design Report;
  - Carlin has to provide a signed letter saying the design is protective of human health;

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- Need ALL Construction Quality Assurance (CQA) testing; photos; locations where inspected;
- Karel Detterman (Caseworker) and Jonathan Sanders (Engineer), ACDEH, to provide Basis of Design Checklist;
- Dilan requests Tyler Wood send meeting notes to all participants;
- Karel to send contact information for Jonathan Sanders and Tamami French (ACDEH-Engineering Technician);
- Dilan wants signed statements by the Civil Engineers of Carlin, Pacific Interwest, and Epro;
  - performance testing may be requested:
    1. Include recommendations as to how to test the installed system; for example:
      - Riser testing;
      - Indoor air testing with worst case scenario conditions , i.e., negative pressure;
- Dilan requests Ivy review documents for completeness;
- Wait to finish utility trenching and management of groundwater (depth to groundwater 20 feet bgs)
- See page 2 Technical Comment 4 in ACDEH 10/24/2017 Letter RE Soil Import Moratorium
- Need all waste manifests where soil went; Tyler says they have all tags tabulated in tables; soil was removed from the site; Tyler said they have subgrade surveys.
- Need schedule of utility trench dams; finish of utilities; when piping is installed at each floor; Tyler said piping runs in dedicated corridors;
- Dilan wants schedule for VMS piping to consist of two pieces:
  1. As-built through 2<sup>nd</sup> floor;
  2. 2<sup>nd</sup> floor to rooftop design;
- Schedule of completion through the roof;
- Dilan will review first, especially the VMS installation;
- **Action Items:**
  - November 2018: ACDEH to provide comment on *Updated Site Summary Report*
  - LMC to submit Funds – **COMPLETED**
  - Jonathan Sanders to inspect trench dams, piping, and piping to rooftop;
- Upon completion of the Action Items, ACDEH will send a Directive Letter that we have no objections to continuation of construction and need:
- Ivy to provide:
  - Construction Compliance Groundwater Management document
  - SGSMP
  - LUC
- ACDEH – Karel to send Directive Letter after receipt of funds and Dilan's review of *Updated Site Summary Report*

Should you have any questions or concerns regarding these meeting notes or your case, please send me an e-mail message at [karel.detterman@acgov.org](mailto:karel.detterman@acgov.org) or call me at (510) 567-6708.

Sincerely,

Karel Detterman, PG  
Senior Hazardous Materials Specialist

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cc: Ivy Inouye, APEX, 3451 Buskirk Avenue, Pleasant Hill CA 94523, (Sent via E-mail to: [ivy.inouye@apexc.com](mailto:ivy.inouye@apexc.com))  
Nathan Colton, APEX, (Sent via E-mail to: [nathan.colton@apexc.com](mailto:nathan.colton@apexc.com))  
  
Dilan Roe, ACDEH, (Sent via E-mail to: [dilan.roe@acgov.org](mailto:dilan.roe@acgov.org))  
Karel Detterman, ACDEH, (Sent via E-mail to: [karel.detterman@acgov.org](mailto:karel.detterman@acgov.org))  
Paresh Khatri, ACDEH, (Sent via E-mail to: [paresh.khatri@acgov.org](mailto:paresh.khatri@acgov.org))  
Jonathan Sanders, ACDEH, (Sent via E-mail to: [jonathan.sanders@acgov.org](mailto:jonathan.sanders@acgov.org))  
GeoTracker, eFile