

MEETING MINUTES

Date: **January 9, 2017**

Time: 1 pm - 3pm

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

Attendees: ACDEH: Supervisor Dilan Roe & Caseworker Kit Soo
RP Representatives Scott Schoeman & Andrew Lavaux (PaulsCorp)
Michael Gonzales (General Contractor for RP)
Consultant Bob Clark-Riddell of Pangea Environmental

DISCUSSION ITEMS

1. The meeting goal was to discuss recent data from the pilot study and data gap assessment, and to establish next steps and schedule for Buildings 5&8 area and the eastern site area (Buildings 6/7/9&10).
2. ACDEH presented new procedures for regulatory oversight for development cases. ACDEH requests minute recording by RP, monthly progress meetings, and schedule preparation. All formal correspondence to be uploaded to ACDEH FTP site and Geotracker to facilitate tracking of project activity. Minutes from this meeting recorded by Bob with Pangea.
3. ACDEH discussed specific funding requirements for their oversight needs.
4. Discussed triggers for deed restriction. Deed restriction requirements are specified by the Water Code. According to ACDEH, non-petroleum impact above RWQCB ESLs are generally subject to a deed restriction. A human health risk assessment can provide site-specific screening levels, but peer review and sufficient site data is required. The LTCP may apply for petroleum hydrocarbon impact.
5. ACDEH requested a project description with respect to land use and ownership. One APN and HOA will be the owner after the one year developer warranty period, according to PaulsCorp.
6. PaulsCorp will prepare a detailed schedule.
7. Regarding Buildings 5&8, the pilot study excavation reduced soil gas to below residential ESLs based on the initial soil gas sampling results. The second soil gas sampling round is scheduled for week of January 16. No VOCs were detected in site soil in the eastern area. A pilot study report will describe the pilot study procedures present testing results.
8. Low concentrations of PCE were found in shallow groundwater in the northern pilot study area, providing additional information about the conceptual site model (CSM). ACDEH welcomed the additional insight into the understanding of the CSM and the potential for shallow PCE groundwater impact to explain the PCE distribution in soil gas.
9. Lacking long-term soil gas data, ACDEH will not approve construction for Buildings 5&8 without a robust vapor mitigation system such as a subslab vapor barrier (e.g. Geoseal or Liquid Boot). A post-slab vapor barrier (e.g., RetroCoat) and subslab ventilation system would not be acceptable without acceptable long-term data. Final occupancy for Buildings 5&8 is contingent upon CAP implementation in the adjacent eastern area.
10. PaulsCorp's goal is grading for Buildings 5&8 in early March 2017 and grading for Eastern Area (Buildings 6/7/9/10) in June 2017. All agreed this was an aggressive schedule that we can consider.

ACTION ITEMS

1. Meeting minutes will be provided by Pangea.
2. **A Data Gap Workplan will be provided by January 23, 2017.** The workplan will propose specific sampling to address data gaps identified during implementation of the approved Pilot Study Workplan dated October 7, 2016 and the Data Gap Investigation Workplan dated October 17, 2016. The anticipated work scope includes soil gas sampling to delineate benzene impact in soil gas near Building 10, and groundwater sampling to delineate PCE in shallow groundwater within the PCE soil gas impact area of the eastern site area. The groundwater delineation goal will be similar to the 0.5 micrograms/liter impact found in the northern pilot study area. The workplan will propose contingent groundwater sampling locations outside the PCE soil gas plume and a dynamic approach to help expedite delineation to the delineation goal. Consider select soil gas sampling after groundwater sampling. The resultant data will help inform efforts for the Remedial Action Implementation Plan for the eastern site area (Buildings 6/7/9&10). A tentative schedule for Data Gap Workplan approval by ACDEH is February 23 (assuming 30 day review).
3. Next monthly meeting scheduled for February 2, 2017 at ACDEH office.
4. **A Draft Pilot Study Report will be provided by the February 2, 2017 meeting**, as long as the second soil gas samples can be collected and analyzed in time. The final Pilot Study Report delivery is scheduled for February 7, 2017.
5. **The Vapor Mitigation System (VMS), Project Description, and Project Schedule will be provided by February 7, 2017.**
6. **ACDEH will review the Pilot Study, VMS, Project Description and Project Schedule within 60 days or less. This review is required by ACDEH before grading for Buildings 5&8.** (Note: 60 days after the anticipated February 7 submittal is April 7, which is about 30 days after PaulsCorp's goal for grading commencement. PaulsCorp and Pangea will expedite their deliverables to help shorten the schedule where possible).
7. **A Remedial Action Implementation (RAI) Report** will follow implementation of the Data Gap Workplan and completion of the Pilot Study Report. This review is required by ACDEH before grading for Buildings 6/7/9/10. This RAI report is submittal is tentatively scheduled for approximately April 1, 2017. (Note: 60 day agency review would be June 1, leaving little time for remedial action before grading commencement in this area. PaulsCorp and Pangea will expedite their deliverables to help shorten the schedule where possible).