

From: [Soo, Kit, Env. Health](#)
To: "[Andrew Lavaux](#)"; [Scott Schoeman](#)
Cc: "[Bob Clark-Riddell](#)"; [Todd DiMartino](#); [Michael Gonzales](#); [Hayley Baker](#); [Sigrida Reinis](#); jludlow@langan.com; [Roe, Dilan, Env. Health](#); [Lang, Allen](#); [Gee, Arnold](#)
Subject: RO0003217 - Bockman Redevelopment, 1233 Bockman Road, San Lorenzo, CA - Approval of the Proposed VIMS and Related Components
Date: Friday, December 30, 2016 1:53:00 PM

Dear Messrs. Lavaux and Schoeman,

Alameda County Department of Environmental Health (ACDEH) has reviewed the following documents, prepared on your behalf:

- *Interim Remediation Report*, dated October 26, 2016, prepared by PANGEA Environmental Services, Inc. (PANGEA);
- *Data Gap Investigation Report – Buildings 3 and 4* (Data Gap Report) dated November 16, 2016, prepared by PANGEA; and
- *Vapor Intrusion Mitigation System Basis of Design Report – Buildings 1, Construction Quality Assurance Plan, and Operations & Maintenance Plan – Buildings 1-4* (Design Basis Report) , dated November 29, 2016, prepared by PANGEA.

The *Interim Remediation Report* presents documentation of soil excavation activities, and post-excavation confirmation sampling in the area of the former auto repair facility, located on the western portion of the site. The Data Gap Report concludes that shallow soil gas within the footprints of planned Building 3 and 4 is impacted with low concentrations of tetrachloroethene and benzene well below their respective residential shallow soil gas environmental screening levels (ESLs), and that no further action is deemed necessary near Buildings 3 and 4 at this time. The Design Basis Report is for Buildings 1 through 4 and describes the construction of a vapor intrusion mitigation system (VIMS) comprised of subslab ventilation system piping and the contingent post-slab construction engineered vapor barrier.

Based on our review of the documents mentioned above, the proposed VIMS and its associated components are approved for Buildings 1 through 4. Final occupancy of the structures will be contingent on receipt of the final record report of construction for this system. ACDEH understand that this approval will facilitate the approval of a permit from the Alameda County Public Works Agency – Building Department.

Please upload a copy of the approved system permit when received, to the ACDEH ftp site (Attention: Kit Soo), and to the State Water Resources Control Board's GeoTracker website.

If you have any other questions, please email or contact me at the below.

Kit Soo, PG

Senior Hazardous Materials Specialist

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