



July 19, 2017

Mr. Scott Schoeman (Sent via E-mail to: scott.schoeman@paulscorp.com)
PaulsCorp LLC
100 Saint Paul Street
Denver, CO 80206

Subject: Closure Transmittal for Site Cleanup Program Case No. RO0003217 and GeoTracker Global ID T10000009292, West Sector of 1233 Bockman Road, San Lorenzo, CA 94580

Dear Mr. Schoeman:

This letter confirms the completion of site investigation and remedial actions for the soil and groundwater investigation at the above referenced site. We are also transmitting the enclosed case closure summary. These documents confirm the completion of the investigation and cleanup of the reported releases at the subject site with the provision that the information provided to this agency was accurate and representative of existing conditions. The subject Site Cleanup Program (SCP) case is closed. This case closure letter and the case closure summary can also be viewed on the State Water Resources Control Board's Geotracker website (<http://geotracker.waterboards.ca.gov>) and the Alameda County Environmental Health website (<http://www.acgov.org/aceh/index.htm>).

Site Management Requirements

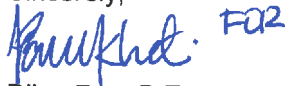
Case closure is granted for the current residential redevelopment project consisting of 53 two-story residential units.

Due to residual subsurface contamination remaining at the site, if any change in redevelopment occurs, or if a change in land use to other residential, or other conservative land use, Alameda County Department of Environmental Health (ACDEH) must be notified as required by Government Code Section 65850.2.

Excavation or construction activities in areas of residual contamination require planning and implementation of appropriate health and safety procedures by the responsible party prior to and during excavation and construction activities.

If you have any questions, please call me at (510) 567-6767. Thank you.

Sincerely,

Handwritten signature of Dilan Roe in blue ink, with the initials "FOR" written next to it.

Dilan Roe, P.E.
Chief, Land Water Division

Enclosures: Case Closure Summary

cc: Laurent Meillier, San Francisco Bay Regional Water Board, 1515 Clay Street, Suite 1400,
Oakland, CA 94612, (Sent via electronic mail to: laurent.meillier@waterboards.ca.gov)
Chandra Johannesson, East Bay Municipal Utility District, P.O. Box 24055, MS 702, Oakland, CA
94623

Mr. Schoeman
RO0003217
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Sandra Rivera Alameda County Planning Department, 224 W. Winton Ave., Rm 111, Hayward, CA
94544

Kwablah Attiogbe, Alameda County Public Works Department, 399 Elmhurst St., Hayward, CA 94544

Dilan Roe, ACDEH, (Sent via electronic mail to: dilan.roe@acgov.org)

Paresh Khatri, ACDEH; (Sent via electronic mail to: paresh.khatri@acgov.org)

Karel Detterman, ACDEH, (Sent via electronic mail to: karel.detterman@acgov.org)

Electronic File; GeoTracker

Underground Storage Tank Case Closure Summary Form

Agency Information

Date: July 19, 2017

Alameda County Department of Environmental Health	Address: 1131 Harbor Bay Parkway
City/State/Zip: Alameda, CA 94502-6577	Phone: (510) 567-6767
Case Worker: Dilan Roe	Title: Chief, Land Water Division

Case Information

Facility Name: West Sector of 1233 Bockman		
Facility Address: 1233 Bockman Road, San Lorenzo, CA 94580		
Regional Water Board LUSTIS Case No.: N/A	Former ACDEH Case No.: N/A	Current LOP Case No.: RO0003217
Unauthorized Release Form Filing Date: 5/20/2016	State Water Board GeoTracker Global ID: T10000009292	
Assessor Parcel Number: 411-92-1	Current Land Use: Residential	
Responsible Party(s):	Address:	Phone:
PaulsCorp, LLC c/o Scott Schoeman	100 Saint Paul Street Denver, CO 80206	303-371-9000

Tank Information

Tank No.	Size (gal)	Contents	Closed in-Place / Removed	Date
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Site Closure Evaluation Summary

Current Land-Use at time of Closure

The site is located on Bockman Road between Via Chiquita and Via Del Rey within a residential neighborhood of the City of San Lorenzo. At the time of closure, the site is being redeveloped into residential condominiums by the PaulCor, LLC. This Case RO0003217 was originally opened for Assessor Parcel Number (APN) 411-92-1, located at 1233 Bockman Road in San Lorenzo, California. APN 411-92-1 is planned for the development of 53 two-story residential units within 10 buildings. In February 2017, a new case RO0003239 was opened for a portion of the property described as the "East Sector" while the portion of the site, described as the "West Sector" stayed with RO0003217. The legal descriptions for the "East Sector" and "West Sector" on APN 411-92-1 were recorded on February 2017 for the sole purpose for use in conjunction with phased environmental closure for the subject site. The "West Sector" and the "East Sector" are a portion of Lot 1, as said lot is shown on the final map of Tract 8284 filed on September 23, 2016 in Book 343 of Maps, at page 20, Alameda County Records. Four residential buildings (Buildings 1 through 4) will be located on the West Sector (RO0003217).

Adjacent Property(ies) Land-use at Time of Closure

Adjacent properties to the subject site include residences to the north, west, and south; and the East Sector for 1233 Bockman to the east.

Underground Storage Tank Case Closure Summary Form

Historic Land-Use/Site Investigation

The site was historically used as an auto repair facility and gas station; however, site buildings were demolished in 2007. The site has been a vacant lot since that time. Environmental work at the site has included two Phase I Environmental Site Assessments performed in 2004 and 2015 and several subsurface investigations in 2015 and 2016. A summary of the environmental investigation activities is provided below.

Soil Samples: Six soil samples from two initial soil borings (S-1 and S-2) were collected by Engeo in June 2015. An additional soil sample from a third soil boring (SV-28) was collected by PANGEA in August 2016. Eleven samples were collected from nine borings to delineate proposed remedial excavation extents in September 2016, and 16 confirmation samples were collected in September 2016 after the excavation was complete.

Groundwater Samples: Two grab groundwater samples (GW-1) were collected by Engeo in June 2015 and July 2016, and three subsequent grab groundwater samples (SB-7, SB-13 and Pit) were collected by PANGEA in August and September 2016.

Soil Gas Samples: One initial soil gas sample (SG-1) was collected by Engeo in August 2015, and nineteen additional soil gas samples (SV-28 through SV-32, SV-41 through SV-54) were collected by PANGEA in August through October, 2016.

Remediation Activities

Hoist Area Exploratory Excavation: In August 2016, exploratory excavation was conducted to search for potential hoists and for potential source material contributing to the tetrachloroethene (PCE) impact reported in soil gas well SV-28 at a concentration of 200 micrograms per cubic meter ($\mu\text{g}/\text{m}^3$). Soil was excavated to a depth of 8 feet below ground surface (bgs) in this area and approximately 90 cubic yards of soil removed. TPH-impacted soil (1,400 milligrams per kilogram [mg/kg] total petroleum hydrocarbons as diesel (TPHd), 2,800 mg/kg TPH as motor oil) previously detected in soil sample SV-28 at 7.5 feet below ground surface (bgs) was overexcavated. Three confirmation soil samples (H-1, H-2, and H-3) collected from the bottom of the excavation were analyzed for TPHd, TPHmo, volatile organic compounds (VOC), semi-volatile organic compounds (SVOC) and polychlorinated biphenyl's (PCBs). TPHd and TPHmo were detected in the soil samples at maximum concentrations of 110 mg/kg and 310 mg/kg, respectively. No VOCs or PCBs were detected.

In September 2016, an additional 600 cubic yards of soil was excavated south and southeast of the former auto repair building to a depth ranging between 8 and 12 feet bgs. Fill material including pea gravel, wood and piping indicative of a former underground storage tank pit along with evidence of a historic hydrocarbon release was encountered in this area. Extensive excavation was conducted to remove impacted material based on field observations and remove VOC impacted soil that could represent a potential vapor intrusion concern to the future residences. TPH-impacted soil previously detected in the soil sample at 2.5 feet in SS-2 (1,400 mg/kg TPHd) and at 8 feet in SS-9 (650 mg/kg TPHd) were over-excavated, along with VOC-impacted soil at 8 feet in SS-6 (0.0084 mg/kg) naphthalene). A total of 13 confirmation samples were collected in September 2016 after the excavation was complete and analyzed for TPHg, TPHd, TPHmo and VOCs. No TPH or VOC were detected in any of the 13 confirmation soil samples.

In September and October 2016, ten soil vapor probes (SV-41 through SV-50) were installed within and adjacent to the backfilled excavation areas as well as in the footprint of each new residential buildings (Buildings 1 through 4) located in the West Sector to evaluate soil gas conditions following soil remediation. Post excavation soil gas sampling detections include low concentrations of the following volatile organic compounds (VOCs): benzene, toluene, ethylbenzene and xylenes (BTEX), PCE, trichloroethene, and chloroform. The VOC concentrations in soil gas after excavation were all at least 75% below applicable 2016 residential Environmental Screening Levels (ESLs) established by the San Francisco Bay Regional Water Quality Control Board with the exception of benzene at 49 $\mu\text{g}/\text{m}^3$ in SV-41 which was detected just above the 48 $\mu\text{g}/\text{m}^3$ ESL but below the State Water Resource Control Board Low-Threat Underground Storage Tank Closure Policy (LTCP) media specific criteria for vapor intrusion to indoor air of 85 $\mu\text{g}/\text{m}^3$.

A passive subslab ventilation (SSV) system was installed beneath each new residential building (Buildings 1 through 4) located in the West Sector to capture any chemical vapors and route them to the roof and into the atmosphere as a contingency measure. Each SSV system consists of a network of subslab perforated ventilation pipes, which are connected to vertical risers with passive wind turbines at the building roof level, within a layer of crushed rock below the building slab. Exterior inlet vents facilitate convective airflow up the vertical riser pipe of the collection and

Underground Storage Tank Case Closure Summary Form

venting system by allowing fresh air to enter the space beneath the building slab. In addition, concrete trench plugs were installed along the utility trenches entering each building to mitigate any migration of the chemical vapors along the utility trenches beneath the residences. Three monthly post-construction riser air monitoring events were conducted between March and May 2017 to evaluate the effectiveness of the SSV beneath Buildings 1 through 4 and to assess the risk of vapor intrusion from the sub-slab into indoor air. In all three monitoring events, none of the chemicals of concern were detected at concentrations above 75% of their respective ESLs in any of the riser samples. The maximum detected concentration of benzene is less than half of the 75% of the residential ESL, and the maximum detected concentrations of both ethylbenzene and PCE are two orders of magnitude below 75% of the residential ESLs.

Hydrocarbons and VOCs were detected in grab groundwater samples collected during site investigation and soil excavation activities at levels well below the residential groundwater ESLs for vapor intrusion.

Case Closure & Future Site Management Requirements

The site has been evaluated for closure and residential redevelopment using both the ESLs and the State Water Resource Control Board Low-Threat Underground Storage Tank Closure Policy (LTCP) for petroleum related contaminants. Hydrocarbon-impacted soil was over-excavated and hydrocarbon-related constituents in soil, groundwater, and soil gas are all below applicable ESLs and the LTCP criteria.

Case closure is granted for the PaulsCorp, LLC redevelopment project consisting of 53 two-story residential units. If any redevelopment occurs, ACDEH must be notified as required by Government Code Section 65850.2.2. ACDEH will re-evaluate the site relative to the proposed redevelopment. Excavation or construction activities in areas of residual contamination require planning and implementation of appropriate health and safety procedures by the responsible party prior to and during excavation and construction activities.

Refer to Attachments 1 through 7 for analysis details.

Site Management Requirements

Due to residual subsurface contamination remaining at the site, if a change in the redevelopment plans occurs or any other redevelopment occurs in the future, Alameda County Department of Environmental Health (ACDEH) must be notified as required by Government Code Section 65850.2.

Excavation or construction activities in areas of residual contamination require planning and implementation of appropriate health and safety procedures by the responsible party prior to and during excavation and construction activities.

Institutional Controls

Not Applicable

Engineering Controls

Each new residential building was constructed with an underlying, passive, subslab ventilation (SSV) system consisting of ventilation piping beneath the concrete floor which allows any chemical vapors to be routed to the roof and into the atmosphere. In addition, trench plugs were installed along utility trenches to prevent any migration of the chemical vapors along the utility trenches.

Underground Storage Tank Case Closure Summary Form

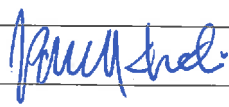
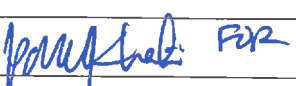
Case Closure Public Notification Information

Agency Type	Agency Name	Contact Information
Regional Water Board	San Francisco Bay	Laurent Meillier 1515 Clay Street, Suite 1400, Oakland, CA 94612
Owners and Occupants of Property and Adjacent Parcels	See List in Attachment 7	----
Municipal & County Water Districts	East Bay Municipal Utility District	Chandra Johannesson P.O. Box 24055, MS 702 Oakland, CA 94623
Water Replenishment Districts	Not Applicable	----
Groundwater Basin Managers	Not Applicable	----
Planning Agency	Alameda County Planning Department, Community Development Agency	Sandra Rivera 224 West Winton Avenue, Room 111 Hayward, CA 94544
Public Works Agency	Alameda County Public Works	Kwablah Attiogbe 399 Elmhurst Street Hayward, CA 94544

Monitoring Wells Status

Monitoring Wells (MW) Onsite: 0	MWs Destroyed: N/A
No MWs Destroyed: N/A	No. MWs Retained: N/A

Local Agency Signatures

Paresh Khatri	Title: LOP Supervisor
Signature: 	Date: JULY 19, 2017
Dilan Roe	Title: Chief, Land Water Division
Signature:  FOR	Date: JULY 19, 2017

This Case Closure Summary along with the Case Closure Transmittal letter provides documentation of the case closure. This closure approval is based upon the available information and with the provision that the information provided to this agency was accurate and representative of site conditions. The Conceptual Site Model may not contain all available data. Additional information on the case can be viewed in the online case file. The entire case file can be viewed over the Internet on the Alameda County Department of Environmental Health (ACDEH) website (<http://www.acgov.org/aceh/lop/ust.htm>) or the State of California Water Resources Control Board GeoTracker website (<http://geotracker.waterboards.ca.gov>). Not all historic documents for the fuel leak case may be available on GeoTracker. A more complete historic case file for this site is located on the ACDEH website.

Underground Storage Tank Case Closure Summary Form

Figures – Site Map, Trench Plug Map (Attachment 1, 2 page)

Analytical Data Tables - Soil, Groundwater and Soil Gas (Attachment 2, 4 pages)

Groundwater Evaluation and Data (Attachment 3, 2 page)

Vapor Intrusion Evaluation and Data (Attachment 4, 2 pages)

Soil Evaluation and Data (Attachment 5, 1 pages)

Responsible Party Information (Attachment 6, 1 page)

Case Closure Public Notification Information (Attachment 7, 7 pages)

ATTACHMENT 1

LEGEND

- SV-45** Destroyed Soil Gas Probe (Pangea, 2016)
- SG-5** Destroyed Soil Gas Sample (Engco, 2015-2016)
- SB-1** Soil Borings (Pangea, 2016)
- S-3** Soil Sample (Engco, 2015)
- GW-3** Groundwater Sample (Engco, 2016)
- Site Boundary
- Property Section Boundary
- Excavation to 12' bgs
- Excavation to 10' bgs
- Excavation to 8' bgs

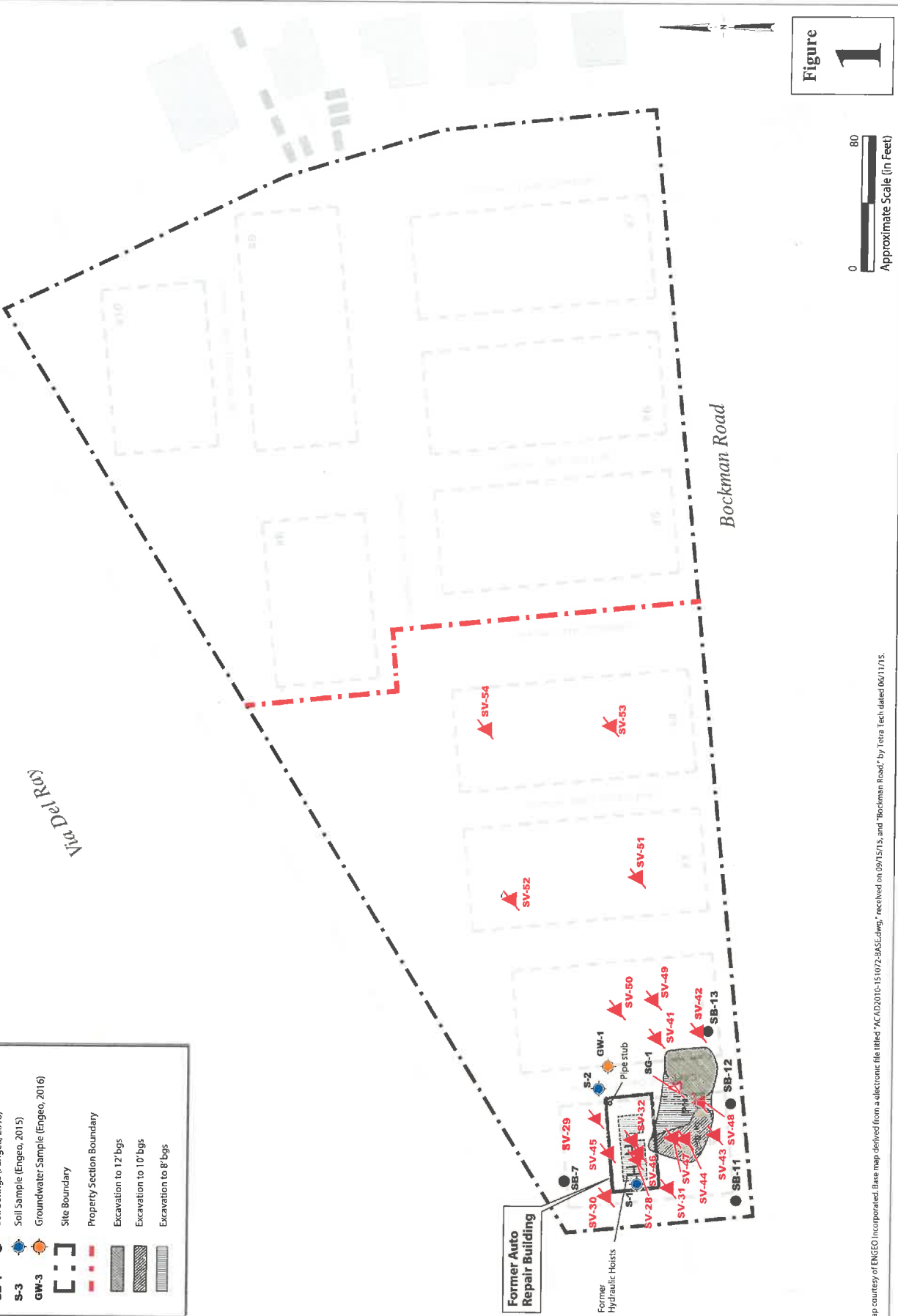


Figure **1**

0 80
Approximate Scale (in Feet)

Map courtesy of ENGE Incorporated. Base map derived from a electronic file titled "ACAD2010-151072-9A5E.dwg", received on 09/15/15, and "Bockman Road" by Tetra Tech dated 06/11/15.

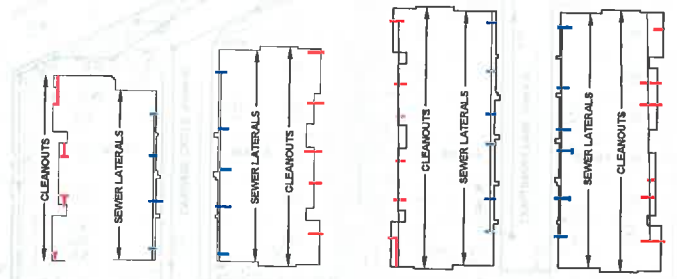
**1233 Bockman Road, West Sector
San Lorenzo, California**



Site Map

ATTACHMENT 2

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EXPLANATION

Cleanouts: Building 1

- 1) Building #1 - lot number #1 - 14'.0 ft. south of form board @ 9" inches from form board to the slurry
- 2) Building #1 - lot number #2 - this one went from the internal portion of the form board closest to this particular cleanout - 10'.8" ft. south of internal form board @ 6 inches from form board to slurry
- 3) Building #1 - lot number #3 - this one from the internal portion of the form board closest to this particular cleanout - 10'.0 ft. north from form board @ 1'.0ft. from form board to slurry
- 4) Building #1 - lot number #4 - 6'.0ft. north from the form board @ 1'.4" inches from board to slurry

Sewer laterals: Building 1

- 1) Building #1 - lot number #4 - 9'.0ft. north from form board @ 4" inches from form board to slurry
- 2) Building #1 - lot number #3 - 30'.0ft north from form board @ 1" inch from form board to slurry
- 3) Building #1 - lot number #2 - 52'.0ft north from form board @ zero inches from form board to slurry
- 4) Building #1 - lot number #1 - 72'.0ft north from form board @ zero inches from form board to slurry

Sewer laterals: Building 2

- 1) Building #2 - lot number #5 - 8'.0ft north from form board @ 8" inches from form board to slurry
- 2) Building #2 - lot number #6 - 28'.0ft north from form board @ 8" inches from form board to slurry
- 3) Building #2 - lot number #7 - 49'.0ft north from form board @ 9" inches from form board to slurry
- 4) Building #2 - lot number #8 - 70'.0ft north from form board @ zero inches from form board to slurry
- 5) Building #2 - lot number #9 - 99'.0ft. north from form board @ 3" inches from form board to slurry

Cleanouts: Building 2

- 1) Building #2 - lot number #9 - 8'.0ft south from form board @ 2'.7" inches from form board to slurry
- 2) Building #2 - lot number #8 - 32'.0ft south from form board @ 3'.0ft from form board to slurry
- 3) Building #2 - lot number #7 - 57'.0ft south from form board @ 2'.7" inches from form board to slurry
- 4) Building #2 - lot number #6 - 69'.5ft south from form board @ 1'.0ft from form board to slurry
- 5) Building #2 - lot number #5 - 101'.0ft south from form board @ 2'.6" inches from form board to slurry

Cleanouts: Building 3

- 1) Building #3 - lot number #15 - 15'.0 north from form board @ 1'.10" inches from form board to slurry
- 2) Building #3 - lot number #14 - 35'.0ft north from form board @ 1'.10" inches from form board to slurry
- 3) Building #3 - lot number #13 - 51'.0ft north from form board @ 1'.9" inches from form board to slurry
- 4) Building #3 - lot number #12 - 80'.0ft north from form board @ 1'.9" inches from form board to slurry
- 5) Building #3 - lot number #11 - 92'.0ft north from form board @ 10" inches from form board to slurry
- 6) Building #3 - lot number #10 - 122'.0ft north from form board @ 2'.7 inches from form board to slurry

Sewer Laterals: Building 3

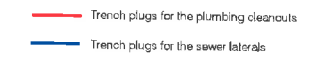
- 1) Building #3 - lot number #10 - 8'.0 south from form board @ 8" inches from form board to slurry
- 2) Building #3 - lot number #11 - 30'.0ft south from form board @ zero inches from form board to slurry
- 3) Building #3 - lot number #12 - 51'.0ft south from form board @ 3" inches from form board to slurry
- 4) Building #3 - lot number #13 - 72'.0ft south from form board @ 1" inches from form board to slurry
- 5) Building #3 - lot number #14 - 93'.0ft south from form board @ zero inches from form board to slurry
- 6) Building #3 - lot number #15 - 112'.0ft south from form board @ 10" inches from form board to slurry

Sewer laterals: Building 4

- 1) Building #4 - lot number #16 - 14'.0ft north from form board @ zero inches from form board to slurry
- 2) Building #4 - lot number #17 - 35'.0ft north from form board @ zero inches from form board to slurry
- 3) Building #4 - lot number #18 - 58'.0ft north from form board @ zero inches from form board to slurry
- 4) Building #4 - lot number #19 - 79'.0ft north from form board @ zero inches from form board to slurry
- 5) Building #4 - lot number #20 - 99'.0ft north from form board @ zero inches from form board to slurry
- 6) Building #4 - lot number #21 - 120'.0ft north from form board @ 7" inches from form board to slurry

Cleanouts: Building 4

- 1) Building #4 - lot number #21 - 9'.0 south from form board @ 3'.0ft from form board to slurry
- 2) Building #4 - lot number #20 - 39'.0 south from form board @ 8" inches from form board to slurry
- 3) Building #4 - lot number #19 - 49'.0ft south from form board @ 1'.8" inches from form board to slurry
- 4) Building #4 - lot number #18 - 70'.0ft south from form board @ 8" inches from form board to slurry
- 5) Building #4 - lot number #17 - 91'.0ft south from form board @ 2" inches from form board to slurry
- 6) Building #4 - lot number #16 - 115'.0ft south from form board @ zero inches from form board to slurry



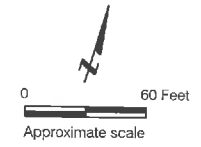
DRAFT

THE BUNGALOWS
San Lorenzo, California

BUILDINGS 1-4 TRENCH PLUG MAP

Date 04/03/17 Project No. 770625803 Figure 1

LANGAN



Reference: Drawing provided by RJA Engineers - Planners - Surveyors, titled "Utility System Map" Sheet No. C3.2

ATTACHMENT 3

Attachment 3 - Groundwater Evaluation and Data

LTCP GROUNDWATER SPECIFIC CRITERIA - PETROLEUM						
Closure Scenario						
___ Site has not affected groundwater; <u> X </u> Scenario 1; ___ Scenario 2; ___ Scenario 3; ___ Scenario 4; ___ Scenario 5; ___ This case should be closed in spite of not meeting the groundwater specific media criteria						
Evaluation Criteria: Shading indicates criteria met						
Site Specific Data		Scenario 1	Scenario 2	Scenario 3	Scenario 4	Scenario 5
Plume Length	< 100 feet	<100 feet	<250 feet	<1,000 feet	<1,000 feet	The site does not meet scenarios 1 through 4; however, a determination been made that under current and reasonably expected future scenarios, the contaminant plume poses a low threat to human health and safety and to the environment and water quality objectives will be achieved within a reasonable time frame.
Free Product	No free product	No free product	No free product	Removed to maximum extent practicable	No free product	
Plume Stable or Decreasing	No plume	Stable or decreasing	Stable or decreasing	Stable or decreasing for minimum of 5 years	Stable or decreasing	
Distance to Nearest Water Supply Well (from plume boundary)	>3,200 feet (DWR / GAMA)	>250 feet	>1,000 feet	>1,000 feet	>1,000 feet	
Distance to Nearest Surface Water Body (from plume boundary)	>3,200 feet	>250 feet	>1,000 feet	>1,000 feet	>1,000 feet	
Benzene Concentrations (µg/l)	Historic Max: 0.48 Current Max: 0.41	No criteria	<3,000	<1,000	<1,000	
MTBE Concentrations (µg/l)	Historic Max: <0.5 Current Max: <0.5	No criteria	<1,000	<1,000	<1,000	
Property Owner Willing to Accept a Land Use Restriction	Not applicable	Not applicable	Not applicable	Yes	Not applicable	

Notes: DWR = Department of Water Resources
 ACPWA = Alameda County Public Works Agency
 GAMA = Groundwater Ambient Monitoring Assessment (GeoTracker)

Attachment 3 – Groundwater Evaluation and Data

Analysis	
Plume Length	Defined to water quality objectives. (Contaminant plume that exceeds water quality objectives is less than 100 feet.)
Free Product	Not observed at site.
Plume Stability	Plume is stable in aerial extent. (The contaminant mass has expanded to its maximum extent defined as the distance from the release where attenuation exceeds migration.)
Water Supply Wells	According to the Department of Water Resources (DWR) online Water Data Library, the nearest monitoring well (Well ID: 376657N1221456W001) is located over 3,200 feet southwest of the site. The well survey results from the GeoTracker Groundwater Ambient Monitoring Assessment (GAMA) website indicates the nearest water supply well (Well ID: SFM-S6) is over 4,000 feet southwest of the site.
Surface Water Bodies	The Hayward Regional Shoreline of the San Francisco Bay is over 3,200 feet downgradient and southwest of the site.

Pangea

Table 2. Groundwater Analytical Data - 1233 Bockman Road - West Sector, San Lorenzo, California

Boring / Sample ID	Date Sampled	Depth to Water (ft bgs)	TPH _g	TPH _d	TPH _{mo}	Benzene	Toluene	Ethylbenzene	Xylenes	Naphthalene	MTBE	1,2-DCA	PCE	TCE	Chloroform	Other VOCs	Notes
LTCP:			--	--	--	1,000	--	--	--	--	1,000	--	--	--	--	--	
ENGEQ Site Assessment 2015 - 2016																	
GW-1	6/25/2015	15-25 ^a	51	--	--	0.48	0.42	<0.59	0.26	0.28	<0.59	<0.17	<0.59	<0.59	<0.59	--	
	7/15/2016	12-17 ^b	<41	--	--	0.41	<0.20	<0.70	<0.55	<1.7	<0.70	0.15	0.62	<0.70	<0.70	--	
PANGEA Site Assessment - West Sector																	
SB-7	8/22/2016	8-10	--	--	--	<0.5	<0.5	<0.5	<1.0	<2.0	<0.5	<0.5	<0.5	<0.5	<0.5	<10	Auto repair area
SB-11	9/8/2016	dry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Auto repair area
SB-12	9/8/2016	dry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Auto repair area
SB-13	9/8/2016	8-10	<50	<50	<250	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<10	Auto repair area
Pit	9/7/2016	8	64	73	<250	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<10 ^c	Auto repair area excavation

Explanation:

TPH_g = Gasoline range Total Petroleum Hydrocarbons by EPA Method SW8021B/8015Bm.

TPH_d = Diesel Range Total Petroleum Hydrocarbons by EPA Method SW8015B.

TPH_{mo} = Motor Oil Range Total Petroleum Hydrocarbons by EPA Method SW8015B.

VOCs = Volatile Organic Compounds by EPA Method 8260B.

1,2-DCA = 1,2-Dichloroethane

PCE = Tetrachloroethene

TCE = Trichloroethene

µg/L = micrograms per Liter

ft bgs = feet below grade surface.

LTCP = Low Threat Closure Policy

-- = Not analyzed or not available.

< n = Chemical not present at a concentration in excess of laboratory detection limit shown.

Constituent detections highlighted in gray

ATTACHMENT 4

Attachment 4 – Vapor Intrusion Evaluation and Data

LTCP VAPOR SPECIFIC CRITERIA - PETROLEUM

Closure Scenario

Exemption: Active fueling station exempt from vapor specific criteria; Active as of date: _____

Scenario 1; Scenario 2; Scenario 3a; Scenario 3b; **Scenario 4a without bioattenuation zone**;
 Scenario 4b with bioattenuation zone; Site specific risk assessment demonstrates human health is protected;
 Exposure controlled through use of mitigation measures or institutional controls;
 Case closed in spite of not meeting the vapor specific media criteria

Evaluation Criteria: Shading indicates criteria met.

Site Specific Data		Scenario 1	Scenario 2	Scenario 3A	Scenario 3B	Scenario 3C	Scenario 4a	Scenario 4b
Unweathered LNAPL	No LNAPL	LNAPL in gw	LNAPL in soil	No LNAPL	No LNAPL	No LNAPL	No criteria	No criteria
Thickness of Bioattenuation Zone Beneath Foundation	≥ 5 feet	≥30 feet	≥30 feet	≥5 feet	≥10 feet	≥5 feet	No criteria	≥ 5 feet
Depth to Shallowest Groundwater	7 feet	≥30 feet	≥30 feet	≥5 feet	≥10 feet	≥ 5 feet	≥ 5 feet	≥ 5 feet
Total TPHg & TPHd in Soil in Bioattenuation Zone	3.6 to 43 mg/kg	<100 mg/kg	<100 mg/kg	<100 mg/kg	<100 mg/kg	<100 mg/kg	No criteria	<100 mg/kg
Maximum Current Benzene Concentration in Groundwater	< 0.5 µg/L	No criteria	No criteria	<100 µg/L	≥100 and <1,000 µg/L	<1,000 µg/L	No criteria	No criteria
Oxygen Data in Bioattenuation Zone	1.7% – 11%	No criteria	No criteria	No oxygen data or <4%	No oxygen data or <4%	≥4%	No criteria	≥4% at bottom of zone
Soil Vapor Depth Beneath Foundation	5 feet	No criteria	No criteria	No criteria	No criteria	No criteria	5 feet	5 feet
Benzene Concentrations (µg/m ³)	Historic Max: 42 µg/m ³ Current Max: 49 µg/m ³	No criteria	No criteria	No criteria	No criteria	No criteria	Res: < 85; Com: < 280	Res: < 85K; Com: < 280K
Ethylbenzene Concentrations (µg/m ³)	Historic Max: 9.4 µg/m ³ Current Max: 9.4 µg/m ³	No criteria	No criteria	No criteria	No criteria	No criteria	Res: < 1,100; Com: < 3,600	Res: < 1,100K; Com: < 3,600K
Naphthalene Concentrations (µg/m ³)	Historic Max: ND (<130 µg/m ³) Current Max: ND (<7.8 - <130 µg/m ³)	No criteria	No criteria	No criteria	No criteria	No criteria	Res: < 93; Com: < 310	Res: < 93K; Com: < 310K

Attachment 4 – Vapor Intrusion Evaluation and Data

LTCP VAPOR SPECIFIC CRITERIA – PETROLEUM (cont.)	
Vapor Intrusion to Indoor Air Analysis	
Onsite	The site meets Scenario 4A of the Low Threat Closure Policy.
Offsite	The petroleum hydrocarbon plume does not extend offsite.

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Table 3. Soil Gas Analytical Data - 1233 Bockman Road - West Sector, San Lorenzo, California

Boring/ Sample ID	Date Sampled	Sample Depth (ft bgs)	Benzene	Toluene	Ethylbenzene	Xylenes	Naphthalene	1,2-DCA	PCE	TCE	Other VOCs	Isopropyl Alcohol (Leak Check Compound)	Carbon Dioxide	Oxygen	Methane	Notes
			ug/m ³										%	%	%	
LTCP, Residential:			85	--	1,100	--	93	--	--	--	--	--	--	--	--	
ENGEO Site Assessment 2015-2016																
SG-1	06/25/15	5.0	1.34	6.33	<3.2	<6.5	<7.8	<3.1	<5.1	<8.1	--	<30	--	--	--	West Sector
PANGEA Site Assessment - West Sector																
SV-28	08/23/16	6.0	<3.3	<3.9	<4.5	<9.0	<22	<4.2	200	9.6	#	1,800	--	--	--	West Sector, Building 1
SV-29	08/23/16	6.0	7.5	<3.9	<4.5	17.1	<21	<4.1	7.0	<5.5	#	83	--	--	--	West Sector, Building 1
SV-30	09/01/16	6.0	31	42	6.3	33.3	<21	<4.0	<6.7	<5.3	#	<9.7	--	--	--	West Sector, Building 1
SV-31	09/01/16	6.0	16	34	6.4	40	<19	<3.7	<6.2	<4.9	#	<9.0	--	--	--	West Sector, Building 1
SV-32	09/01/16	6.0	6.4	3.9	<4.5	<9.0	<21	<4.1	14	<5.5	#	<10	--	--	--	West Sector, Building 1
SV-41	09/19/16	6.0	49	31	<6.1	7.6	<30	<5.7	<9.6	<7.6	#	<14	--	2.9	--	West Sector, Building 2
SV-42	09/19/16	6.0	<20	<24	<27	<54	<130	<25	<43	<34	#	<62	--	11	--	West Sector, Building 2
SV-43	09/19/16	6.5	7.2	23	6.9	32.2	<20	<3.9	<6.5	<5.2	#	<9.5	--	10	--	West Sector, Building 1
SV-44	09/19/16	6.0	--	--	--	--	--	--	--	--	--	--	--	10	--	West Sector, Building 1
SV-45	09/19/16	6.0	8.7	33	9.4	43.3	<23	<4.4	20	<5.8	#	<11	--	--	--	West Sector, Building 1
SV-46	10/21/16	5.0	16	17	6.3	30.3	<22	<4.2	9.4	<5.6	#	<10	0.76	2.0	0.93	West Sector, Building 1
SV-47	10/21/16	5.0	15	19	6.4	38	<20	<3.9	9.4	13	#	32	0.69	2.5	0.86	West Sector, Building 1
SV-48	10/21/16	5.0	10	15	7.1	67	<23	<4.4	8.0	<5.9	#	14	0.94	2.4	<0.22	West Sector, Building 1
SV-49	10/21/16	5.0	22	26	<4.8	12	<23	<4.5	<7.5	<5.9	#	<11	5.6	1.7	0.33	West Sector, Building 2
SV-50	10/21/16	5.0	37	36	<4.8	13	<23	<4.5	<7.5	<5.9	#	14	3.7	2.4	0.35	West Sector, Building 2
SV-51	10/21/16	5.0	7.4	8.8	<4.5	7.0	<21	<4.1	<7.0	<5.5	#	12	--	--	--	West Sector, Building 3
SV-52	10/21/16	5.0	4.7	4.6	<4.4	<8.8	<21	<4.1	23	<5.5	#	13	--	--	--	West Sector, Building 3
SV-53	10/21/16	5.0	9.3	9.6	<4.6	8.3	<22	<4.3	19	5.7	#	15	--	--	--	West Sector, Building 3
SV-54	10/21/16	5.0	5.6	6.0	<4.3	4.7	<21	<4.0	41	<5.3	#	32	--	--	--	West Sector, Building 4

Abbreviations:

DCA = 1,2-dichloroethane

PCE = Tetrachloroethene

TCE = Trichloroethene

VOCs = volatile organic compounds

VOCs by EPA Method TO-15.

ug/m³ = Micrograms per cubic meter.

ft bgs = Feet below ground surface

LTCP = Low Threat Closure Policy

-- = Not analyzed

= other VOCs detected below screening level thresholds. See lab report for details.

constituent detections highlighted in gray

ATTACHMENT 5

Attachment 5 – Soil Evaluation and Data

LTCP DIRECT CONTACT AND OUTDOOR AIR EXPSURE CRITERIA						
Closure Scenario						
<p><input type="checkbox"/> Exemption (no petroleum hydrocarbons in upper 10 feet), <input type="checkbox"/> Maximum concentrations of petroleum hydrocarbons are less than or equal to those in Table 1 below, <input type="checkbox"/> Site-specific risk assessment, <input type="checkbox"/> A determination has been made that the concentrations of petroleum in soil will have no significant risk of adversely affecting human health, <input checked="" type="checkbox"/> A determination has been made that the concentrations of petroleum in soil will have no significant risk of adversely affecting human health as a result of controlling exposure through the use of mitigation measures or through the use of institutional controls, <input type="checkbox"/> This case should be closed in spite of not meeting the direct contact and outdoor air specific media criteria.</p>						
Evaluation Criteria: Shading indicates criteria met.						
Are maximum concentrations less than those in Table 1 below?			Yes			
Constituent		Residential		Commercial/Industrial		Utility Worker
		0 to 5 feet bgs (mg/kg)	Volatilization to outdoor air (5 to 10 feet bgs) mg/kg	0 to 5 feet bgs (mg/kg)	Volatilization to outdoor air (5 to 10 feet bgs) mg/kg	0 to 10 feet bgs (mg/kg)
Site Maximum	Benzene	<0.01	< 0.01	<0.01	<0.01	<0.01
LTCP Criteria	Benzene	≤1.9	≤2.8	≤8.2	≤12	≤14
Site Maximum	Ethylbenzene	<0.01	<0.01	<0.01	<0.01	<0.01
LTCP Criteria	Ethylbenzene	≤21	≤32	≤89	≤134	≤314
Site Maximum	Naphthalene	<0.01	<0.01	<0.01	<0.01	<0.01
LTCP Criteria	Naphthalene	≤9.7	≤9.7	≤45	≤45	≤219
Site Maximum	PAHs	----	----	----	----	----
LTCP Criteria	PAHs	≤0.063	NA	≤0.68	NA	≤4.5
Direct Contact and Outdoor Air Analysis						
Onsite		<p>This site does not have any known contamination of waste oil or bunker C fuel, therefore poly-aromatic hydrocarbons (PAHs) are not considered in the LTCP criterion due to the lack of analysis in soil for poly-aromatic hydrocarbons (PAHs).</p> <p>Benzene, ethylbenzene, and naphthalene have not been detected above LTCP criteria</p>				
Offsite		<p>The petroleum hydrocarbon plume does not extend offsite.</p>				

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Table 1. Soil Analytical Data - West Sector of 1233 Bockman Road, San Lorenzo California

Boring / Sample ID	Date Sampled	Sample Depth (ft bgs)	TPHg	TPHd	TPHmna	Lead	Benzo(a)pyrene	Fluoranthene	Benzo(a)fluoranthene	Benzo(b)fluoranthene	Benzo(k)fluoranthene	Indeno(1,2,3-cd)perylene	Pyrene	1,2-DCA	PCE	TCE	cis-1,2-DCE	trans-1,2-DCE	Vinyl Chloride	Chloroform	Acetone	Other VOCs	SVOCs	PCBs	Notes	
LTCF 0-5 ft (Residential):			mg/Kg																							
LTCF 5-10 ft (Residential):			mg/Kg																							
LTCF 0-10 ft (Utility Worker):			mg/Kg																							
ENGENO Site Assessment 2015																										
S-1	6/25/2015	1	<0.1	3.6	32	13	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01		
	6/25/2015	5	<0.1	<2.0	<10	5.5	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01		
	6/25/2015	10	<0.1	<2.0	<10	5.6	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01		
S-2	6/25/2015	1	<0.1	<2.0	<10	7.6	<0.01	<0.01	<0.01	22.6	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01		
	6/25/2015	5	<0.1	<2.0	<10	8.3	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01		
	6/25/2015	10	<0.1	<2.0	<10	4.9	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01		
PANGEEA Site Assessment - West Sector																										
SV-28	8/22/2016	7.5	5.2	1,400	2,800	---	<0.0048	<0.0048	<0.0048	<0.0096	<0.0048	<0.0048	<0.0048	<0.0048	<0.0048	<0.0048	<0.0048	<0.0048	<0.0048	<0.0048	<0.0048	<0.0048	<0.0048	<0.0048	<0.0048	Excavated to 8'
SS-1	9/2/2016	2.5	---	---	---	---	<0.0047	<0.0047	<0.0047	<0.0094	<0.0047	<0.0047	<0.0047	<0.0047	<0.0047	<0.0047	<0.0047	<0.0047	<0.0047	<0.0047	<0.0047	<0.0047	<0.0047	<0.0047	<0.0047	Excavated to 8'
SS-2	9/2/2016	2.5	<1.0	43	100	---	<0.0046	<0.0046	<0.0046	<0.0092	<0.0046	<0.0046	<0.0046	<0.0046	<0.0046	<0.0046	<0.0046	<0.0046	<0.0046	<0.0046	<0.0046	<0.0046	<0.0046	<0.0046	<0.0046	Excavated to 8'
SS-3	9/2/2016	2.5	---	---	---	---	<0.0050	<0.0050	<0.0050	<0.010	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	Excavated to 8'
SS-4	9/2/2016	2.5	---	---	---	---	<0.0049	<0.0049	<0.0049	<0.0098	<0.0049	<0.0049	<0.0049	<0.0049	<0.0049	<0.0049	<0.0049	<0.0049	<0.0049	<0.0049	<0.0049	<0.0049	<0.0049	<0.0049	<0.0049	Excavated to 8'
SS-5	9/2/2016	2.5	---	---	---	---	<0.0050	<0.0050	<0.0050	<0.010	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	Excavated to 12'
SS-6	9/2/2016	8	---	---	---	---	<0.0050	<0.0050	<0.0050	<0.010	<0.0050	0.0084	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	Excavated to 12'
	9/2/2016	10	---	---	---	---	<0.0049	<0.0049	<0.0049	<0.0098	<0.0049	<0.0049	<0.0049	<0.0049	<0.0049	<0.0049	<0.0049	<0.0049	<0.0049	<0.0049	<0.0049	<0.0049	<0.0049	<0.0049	<0.0049	Excavated to 12'
SS-7	9/2/2016	8	---	---	---	---	<0.0049	<0.0049	<0.0049	<0.0098	<0.0049	<0.0049	<0.0049	<0.0049	<0.0049	<0.0049	<0.0049	<0.0049	<0.0049	<0.0049	<0.0049	<0.0049	<0.0049	<0.0049	<0.0049	Excavated to 12'
SS-8	9/2/2016	8	---	---	---	---	<0.0045	<0.0045	<0.0045	<0.0090	<0.0045	<0.0045	<0.0045	<0.0045	<0.0045	<0.0045	<0.0045	<0.0045	<0.0045	<0.0045	<0.0045	<0.0045	<0.0045	<0.0045	<0.0045	Excavated to 12'
SS-9	9/2/2016	8	4.0	650	3,100	---	<0.0049	<0.0049	<0.0049	<0.0098	<0.0049	<0.0049	<0.0049	<0.0049	<0.0049	<0.0049	<0.0049	<0.0049	<0.0049	<0.0049	<0.0049	<0.0049	<0.0049	<0.0049	<0.0049	Excavated to 10'
	9/2/2016	10	<0.96	<1.0	<5.0	---	<0.0049	<0.0049	<0.0049	<0.0098	<0.0049	<0.0049	<0.0049	<0.0049	<0.0049	<0.0049	<0.0049	<0.0049	<0.0049	<0.0049	<0.0049	<0.0049	<0.0049	<0.0049	<0.0049	Excavated to 10'
Confirmation Samples - West Sector																										
H-1	8/30/2016	8	---	110	310	---	<0.0048	<0.0048	<0.0048	<0.0048	<0.0048	<0.0048	<0.0048	<0.0048	<0.0048	<0.0048	<0.0048	<0.0048	<0.0048	<0.0048	<0.0048	<0.0048	<0.0048	<0.0048	<0.0048	Excavated to 10'
H-2	8/30/2016	8	---	<1.0	<5.0	---	<0.0048	<0.0048	<0.0048	<0.0048	<0.0048	<0.0048	<0.0048	<0.0048	<0.0048	<0.0048	<0.0048	<0.0048	<0.0048	<0.0048	<0.0048	<0.0048	<0.0048	<0.0048	<0.0048	bottom of excavation sample
H-3	8/30/2016	8	---	1.5	16	---	<0.0046	<0.0046	<0.0046	<0.0046	<0.0046	<0.0046	<0.0046	<0.0046	<0.0046	<0.0046	<0.0046	<0.0046	<0.0046	<0.0046	<0.0046	<0.0046	<0.0046	<0.0046	<0.0046	bottom of excavation sample
BS-1-12	9/7/2016	12	<1.1	<1.0	<5.0	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	bottom of excavation sample
BS-2-12	9/7/2016	12	<1.1	<0.99	<5.0	---	<0.0048	<0.0048	<0.0048	<0.0096	<0.0048	<0.0048	<0.0048	<0.0048	<0.0048	<0.0048	<0.0048	<0.0048	<0.0048	<0.0048	<0.0048	<0.0048	<0.0048	<0.0048	<0.0048	bottom of excavation sample
BS-3-12	9/7/2016	12	<1.0	<1.0	<5.0	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	bottom of excavation sample
BS-4-8	9/7/2016	8	<1.1	<1.0	<5.0	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	bottom of excavation sample
BS-5-10	9/7/2016	10	<0.97	<0.99	<5.0	---	<0.0048	<0.0048	<0.0048	<0.0096	<0.0048	<0.0048	<0.0048	<0.0048	<0.0048	<0.0048	<0.0048	<0.0048	<0.0048	<0.0048	<0.0048	<0.0048	<0.0048	<0.0048	bottom of excavation sample	
BS-6-10	9/7/2016	10	<0.94	<1.0	<5.0	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	bottom of excavation sample
BS-7-10	9/7/2016	10	<0.97	<0.99	<5.0	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	bottom of excavation sample

Pangea

Table 1. Soil Analytical Data - West Sector of 1233 Bockman Road, San Lorenzo California

Boring / Sample ID	Date Sampled	Sample Depth (ft bgs)	TPH _g	TPH _d	TPH _m	Lead	Benzene	Toluene	Ethylbenzene	Xylenes	MTBE	Naphthalene	1,2-DCA	PCE	TCE	cis-1,2-DCE	trans-1,2-DCE	Vinyl Chloride	Chloroform	Acetone	Other VOCs	SVOCs	PCBs	Notes
			mg/Kg																					
LTCP 0-5 ft (Residential):			--	--	--	1.9	--	21	--	--	9.7	--	--	--	--	--	--	--	--	--	--	--	--	
LTCP 5-10 ft (Residential):			--	--	--	2.8	--	32	--	--	9.7	--	--	--	--	--	--	--	--	--	--	--	--	
LTCP 0-10 ft (Utility Worker):			--	--	--	14	--	314	--	--	219	--	--	--	--	--	--	--	--	--	--	--	--	
SW-1-10	9/7/2016	10	<1.0	<1.0	<5.0	--	<0.0049	<0.0049	<0.0049	<0.0098	<0.0049	<0.0049	<0.0049	<0.0049	<0.0049	<0.0049	<0.0099	<0.0049	<0.020	<0.049	--	--		
SW-2-10	9/7/2016	10	<1.0	<0.99	<5.0	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--		
SW-3-10	9/8/2016	10	<0.97	1.1	<5.0	--	<0.0050	<0.0050	<0.0050	<0.010	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0099	<0.0049	<0.020	<0.050	--	--		
SW-4-8	9/7/2016	8	<0.97	<1.0	<5.0	--	<0.0050	<0.0050	<0.0050	<0.010	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0099	<0.0050	<0.020	<0.050	--	--		
SW-5-8	9/7/2016	8	<0.95	<1.0	<5.0	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--		
SW-6-8	9/7/2016	8	<1.0	<1.0	<5.0	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--		

Explanation:

TPH_d and TPH_m analyzed by EPA Method 8015, TPH_g and VOCs analyzed by EPA Method 8260
 Benzene, Toluene, Ethylbenzene and Xylenes by EPA Method 8021.
 TPH_g = Total Petroleum Hydrocarbons as gasoline
 TPH_d = Total Petroleum Hydrocarbons as diesel
 TPH_m = Total Petroleum Hydrocarbons as motor oil
 MTBE = Methyl tert-butyl ether
 1,2-DCA = 1,2-Dichloroethane
 PCE = Tetrachloroethene
 TCE = Trichloroethene
 cis-1,2-DCE = cis-1,2-Dichloroethene
 VOCs = Volatile organic compounds by EPA Method 8260.
 SVOCs = Semi-volatile organic compounds by EPA Method 8270.
 PCBs = Total polychlorinated biphenyls including Aroclors 1016, 1221, 1232, 1242, 1248, 1254, and 1260
 LTCP = Low Threat Closure Policy
 mg/Kg = Milligrams per kilogram
 ft bgs = Depth below ground surface (bgs) in feet.
 < n = Chemical not present at a concentration in excess of detection limit shown.
 -- = Not analyzed
 a = All chemicals below shown reporting limit (except benzoic acid with a reporting level of 1.7 mg/kg). See laboratory report for lower reporting limits for other chemicals.
 contaminant detections highlighted in gray

ATTACHMENT 6



COUNTY OF ALAMEDA

Assessor's Office

Property Value System

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Parcel Number: 411-92-1 Inactive: N Lien Date: 01/01/2017 Owner: SAN LORENZO RES LLC
 Property Address: 1233 BOCKMAN RD, SAN LORENZO, CA 94580

[Parcel History](#)

Mailing Name	Historical Mailing Address	Document Date	Document Number	Value From Trans Tax	Parcel Count	Use
SAN LORENZO RES LLC	List Owners 100 SAINT PAUL ST STE 300, DENVER, CO 80206-5136	09/23/2016	ASSR-1530596		<u>2</u>	<u>7000</u>

All information on this site is to be assumed accurate for property assessment purposes only, and is based upon the Assessor's knowledge of each property. Caution is advised for use other than its intended purpose.

The Alameda County Intranet site is best viewed in Internet Explorer Version 5.5 or later. Click [here](#) for more information regarding supported browsers.

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ASSESSOR'S MAP 411

92

SCALE: 1" = 60'

Code Area Nos. 80-138

(A) TR. 8284 34320-26



REVISED

DRAWN: 12-16-16 CC

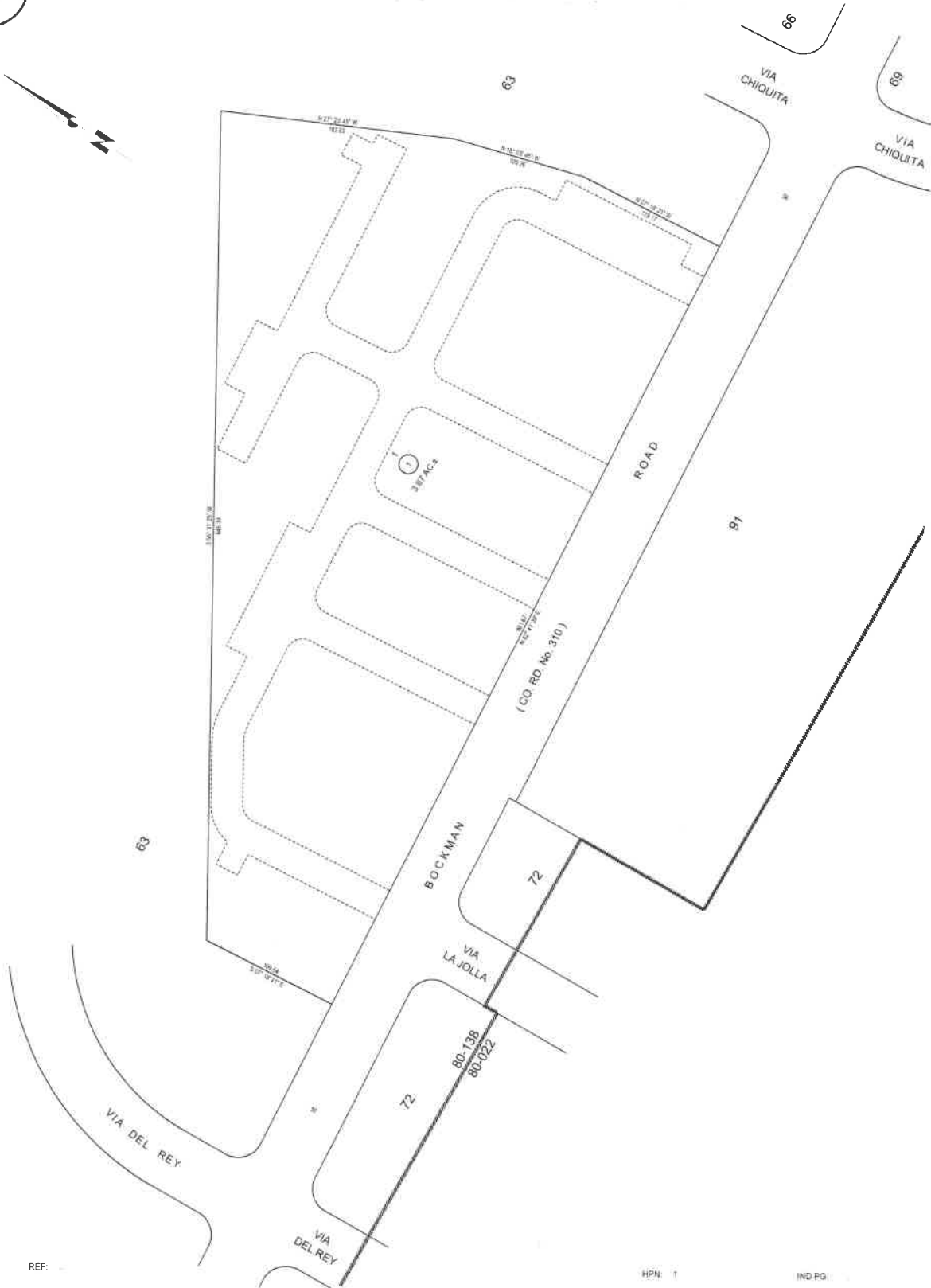
FORMERLY: FOR BLK 63

TRA: 031B1

REF:

HPN: 1

IND PG:



ATTACHMENT 7

ALAMEDA COUNTY
**HEALTH CARE SERVICES
AGENCY**

REBECCA GEBHART, Interim Director



DEPARTMENT OF ENVIRONMENTAL HEALTH
LOCAL OVERSIGHT PROGRAM (LOP)
For Hazardous Materials Releases
1131 HARBOR BAY PARKWAY, SUITE 250
ALAMEDA, CA 94502
(510) 567-6700
FAX (510) 337-9335

INVITATION TO COMMENT – POTENTIAL CASE CLOSURE

**WEST SECTOR, PORTION LOT 1, TRACT 8284 (343 M 20)
WEST SECTOR OF 1233 BOCKMAN ROAD, SAN LORENZO, CA 94580
SITE CLEANUP PROGRAM CASE RO0003217
GEOTRACKER GLOBAL ID T10000009292**

May 10, 2017

The above referenced site (see attached) is a Site Cleanup Program (SCP) case that is under the regulatory oversight of the Alameda County Department of Environmental Health (ACDEH) for the investigation and cleanup of petroleum hydrocarbons and volatile organic compounds (VOCs) associated with an automotive service and repair shop with two hydraulic hoists used at the site. Site investigation and cleanup activities have been completed and it does not appear that residual contamination presents a risk to human health and the environment. Therefore, ACDEH is considering closure of the case.

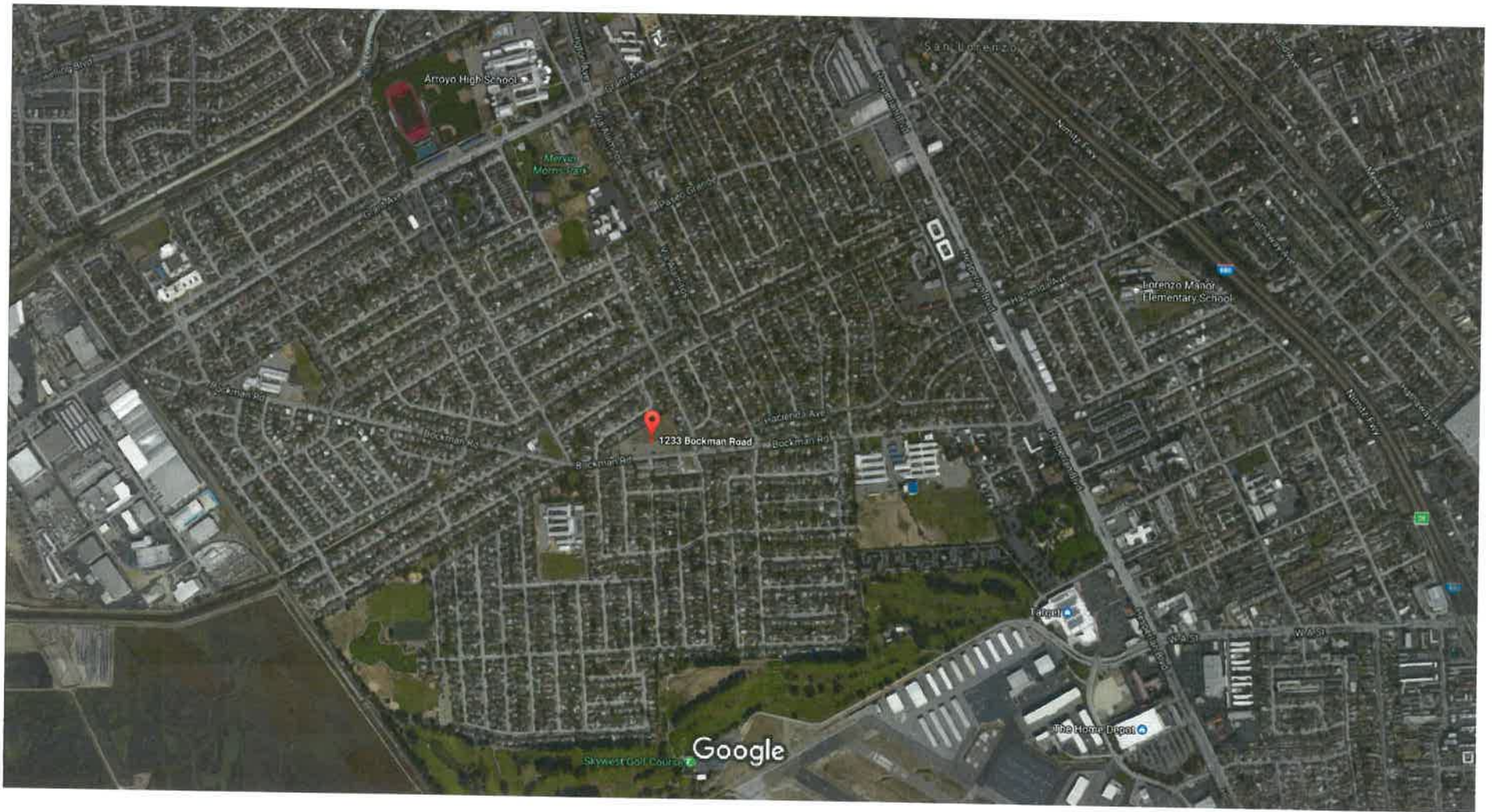
This notice is being sent to the current occupants and landowners of adjacent properties and known interested parties for this site. The public is invited to review and comment on the potential closure of the case. The entire case file can be viewed over the Internet on the ACDEH website (<http://www.acgov.org/aceh/lop/ust.htm>) or the State of California Water Resources Control Board GeoTracker website (<http://geotracker.waterboards.ca.gov>). Please send written comments to Kit Soo at ACDEH, 1131 Harbor Bay Parkway, Alameda, CA 94502; all comments will be forwarded to the responsible parties. Comments **received by June 9, 2017** will be considered and responded to prior to a final determination on the proposed case closure.

If you have comments or questions regarding this site, please contact the ACDEH caseworker, Kit Soo at 510-567-6791 or by email at kit.soo@acgov.org. Please refer to ACDEH case RO0003217 in any correspondence.

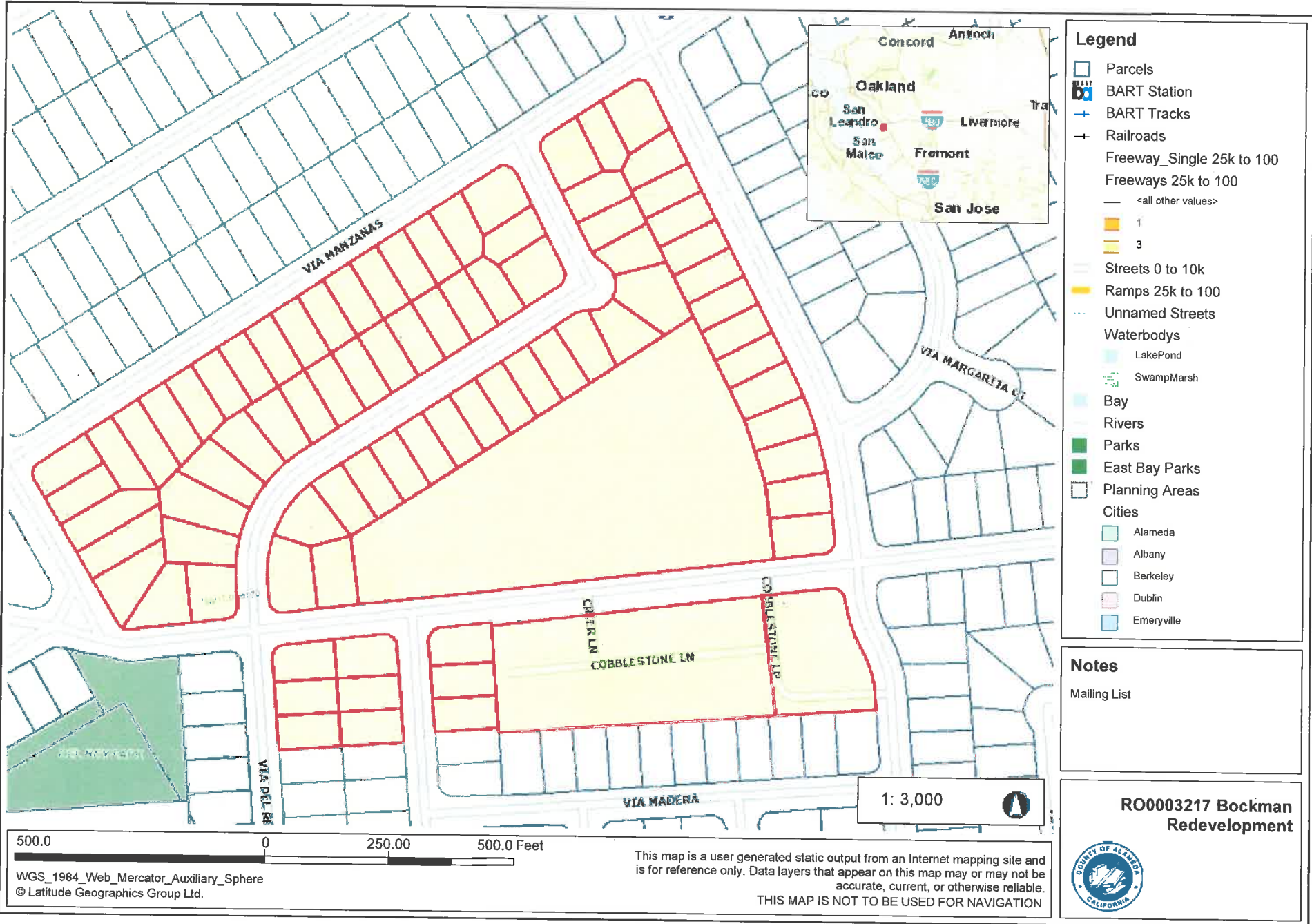


1233 Bockman Rd

West Sector of 1233 Bockman Road, San Lorenzo, CA



Imagery ©2017 Google, Map data ©2017 Google 500 ft



Parcel_APN	Name	StreetAddress	Unit	City	Zip	Zip_4
411-57-162	ALBRIGHT ISABEL TRUST	17030 CHANNEL ST		SAN LORENZO CA	94580	2218
411-72-44	ARANDA FRANCISCO B & VIRGINIA M TRS	17215 VIA LA JOLLA		SAN LORENZO CA	94580	2738
411-63-12	BARRON JESUS R	17085 VIA CHIQUITA		SAN LORENZO CA	94580	2718
411-63-6	BILODEAU EMAN & STEPHEN	17037 VIA CHIQUITA		SAN LORENZO CA	94580	2718
411-63-19	BRANSCUM GLORIA & PENNA VINCENT G	2273 FIJI WAY		SAN LEANDRO CA	94577	5437
411-63-20	BRESLOW CATHERINE I & WEINER ANNETTE L	4551 LAWRENCE DR		CASTRO VALLEY CA	94546	2265
411-63-24	CARRERA RAMON F & ELADIA M TRS	17116 VIA DEL REY		SAN LORENZO CA	94580	2733
411-57-166	CARTE DIANA L TR	1483 BOCKMAN RD		SAN LORENZO CA	94580	2752
411-60-91	CARVALHO JOE TR	1737 MEDITERRANEO WAY		BRENTWOOD CA	94513	1771
411-63-1	CEBRERO SARA	1288 VIA MANZANAS		SAN LORENZO CA	94580	2206
411-72-41	CHAN GARY & LEE WING Y	17202 VIA DEL REY		SAN LORENZO CA	94580	2735
411-57-173	CHAN JASON T & JENNIE M TRS	4900 FRIAR AVE		FREMONT CA	94555	3447
411-60-94	CHAN YIN C	1336 VIA MANZANAS		SAN LORENZO CA	94580	2238
411-63-27	CHAPPELL JOHN F	2811 CASTRO VALLEY BLVD	205	CASTRO VALLEY CA	94546	5562
411-57-151	CHEZ FRANK H & ZHENG AIWEN	1384 VIA MANZANAS		SAN LORENZO CA	94580	2238
411-63-7	CHING YUN S & KWAN CHAU Y	17045 VIA CHIQUITA		SAN LORENZO CA	94580	2718
411-57-153	CHOI WA S & KAM Y	1410 VIA MANZANAS		SAN LORENZO CA	94580	2240
411-91-32	COMMON AREA FOR TR 7623	4085 NELSON AVE	A	CONCORD CA	94520	1257
411-60-100	CRUZ JAIME M & MERCY O TRS	17089 VIA DEL REY		SAN LORENZO CA	94580	2730
411-57-158	DAVIS JAMES E & LISA V	1460 VIA MANZANAS		SAN LORENZO CA	94580	2240
411-57-171	DELEON CECILIO B & MERCEDES G	17157 VIA DEL REY		SAN LORENZO CA	94580	2732
411-63-21	DELROSARIO FERNANDO L & MARIA V	17146 VIA DEL REY		SAN LORENZO CA	94580	2733
411-63-9	DUKE PARTNERS LLC	2015 MANHATTAN BEACH BLVD	100	REDONDO BEACH CA	90278	1230
411-57-167	FANN GERALD O TR	1461 BOCKMAN RD		SAN LORENZO CA	94580	2752
411-63-15	FRAME RICHARD J & MARISA P	17109 VIA CHIQUITA		SAN LORENZO CA	94580	2720
411-63-10	GARDNER JAMES A & VERONICA TRS	18935 LAMSON RD		CASTRO VALLEY CA	94546	2135
411-57-169	GARDNER MICHELLE	17177 VIA DEL REY		SAN LORENZO CA	94580	2732
411-57-175	GENETIN BARBARA	17117 VIA DEL REY		SAN LORENZO CA	94580	2732
411-63-14	GIANNINI ANTHONY S	17101 VIA CHIQUITA		SAN LORENZO CA	94580	2720
411-57-160	GONZALEZ ALBERT & MARIA D	1480 VIA MANZANAS		SAN LORENZO CA	94580	2240
411-63-25	HALIKOTIC ADNAN	17106 VIA DEL REY		SAN LORENZO CA	94580	2733
411-63-26	HERNANDEZ LUIS & TERESA	17098 VIA DEL REY		SAN LORENZO CA	94580	2731
411-63-35	HOLMAN DAVID W	17008 VIA DEL REY		SAN LORENZO CA	94580	2731
411-57-172	HON EDWARD W & MARTINA L	17147 VIA DEL REY		SAN LORENZO CA	94580	2732
411-60-96	HOSIER JOAN M TR	17009 VIA DEL REY		SAN LORENZO CA	94580	2730
411-63-33	HUEVOS SHELEDIE	17028 VIA DEL REY		SAN LORENZO CA	94580	2731
411-57-156	HUYNH MINH V & NGUYEN TIFFANY T	1440 VIA MANZANAS		SAN LORENZO CA	94580	2240
411-63-16	HYLTON BARBARA G & BARBARA E TRS	17117 VIA CHIQUITA		SAN LORENZO CA	94580	2720
411-63-23	JACKSON ELISE R & WAYNE L	17126 VIA DEL REY		SAN LORENZO CA	94580	2733
411-57-170	JOHNSON DALE F & VALIENZIJOHNSON SUSAN M	17167 VIA DEL REY		SAN LORENZO CA	94580	2732
411-60-98	KAN SAMANN & KHIN DARA	114 S LORING ST		LOWELL MA	01851	4300
411-63-4	KEARNEY RICHARD TR	17021 VIA CHIQUITA		SAN LORENZO CA	94580	2718
411-57-165	KIENTZLER MARK & SANDY	17090 CHANNEL ST		SAN LORENZO CA	94580	2218
411-63-29	KIM OKSOOK	17068 VIA DEL REY		SAN LORENZO CA	94580	2731
411-60-97	LANGE DAVID W & ALICE C	17019 VIA DEL REY		SAN LORENZO CA	94580	2730

411-57-163	LE JOHN M	17050 CHANNEL ST	SAN LORENZO CA	94580	2218
411-72-73	LEUNG KEITH W & LISA C	17210 VIA LA JOLLA	SAN LORENZO CA	94580	2739
411-63-2	LIANG RUIQUAN & YAO ZHU H	1260 VIA MANZANAS	SAN LORENZO CA	94580	2206
411-57-174	LIU KENNY C & KITTY L TRS	17127 VIA DEL REY	SAN LORENZO CA	94580	2732
411-63-30	LIZAMA JENNIFER N TR	977 PORTER ST	NEW BRAUNFELS TX	78130	3735
411-63-31	LOEB TIMOTHY G	17048 VIA DEL REY	SAN LORENZO CA	94580	2731
411-57-161	MANTOOTH CHRISTOPHER & KATHLEEN M	17010 CHANNEL ST	SAN LORENZO CA	94580	2218
411-63-18	MCMICKLE MISAHO	1429 BOCKMAN RD	SAN LORENZO CA	94580	2717
411-60-101	MEDEIROS MELVIN A & JEANNE M TRS	17099 VIA DEL REY	SAN LORENZO CA	94580	2730
411-63-5	MITCHELL DONALD W & SANFELIPE NATY	17029 VIA CHIQUITA	SAN LORENZO CA	94580	2718
411-72-71	MITRY SANDRA H TR	17208 VIA DEL REY	SAN LORENZO CA	94580	2735
411-63-8	MONTOYA JEANA	17053 VIA CHIQUITA	SAN LORENZO CA	94580	2718
411-91-2	NIJJAR GURKIRAT S & SINGH ASWANT	1294 BOCKMAN RD	SAN LORENZO CA	94580	
411-63-17	OCCUPANT	1233 BOCKMAN RD	SAN LORENZO CA	94580	
411-91-32	OCCUPANT	1294 BOCKMAN RD	SAN LORENZO CA	94580	
411-63-11	OCCUPANT	17077 VIA CHIQUITA	SAN LORENZO CA	94580	
411-63-9	OCCUPANT	17061 VIA CHIQUITA	SAN LORENZO CA	94580	
411-63-10	OCCUPANT	17069 VIA CHIQUITA	SAN LORENZO CA	94580	
411-63-34	OCCUPANT	17018 VIA DEL REY	SAN LORENZO CA	94580	
411-63-30	OCCUPANT	17058 VIA DEL REY	SAN LORENZO CA	94580	
411-63-27	OCCUPANT	17088 VIA DEL REY	SAN LORENZO CA	94580	
411-63-20	OCCUPANT	17166 VIA DEL REY	SAN LORENZO CA	94580	
411-63-19	OCCUPANT	1443 BOCKMAN RD	SAN LORENZO CA	94580	
411-57-173	OCCUPANT	17137 VIA DEL REY	SAN LORENZO CA	94580	
411-60-99	OCCUPANT	17079 VIA DEL REY	SAN LORENZO CA	94580	
411-60-98	OCCUPANT	17069 VIA DEL REY	SAN LORENZO CA	94580	
411-60-92	OCCUPANT	1360 VIA MANZANAS	SAN LORENZO CA	94580	
411-60-91	OCCUPANT	1372 VIA MANZANAS	SAN LORENZO CA	94580	
411-57-159	OCCUPANT	1470 VIA MANZANAS	SAN LORENZO CA	94580	
411-72-72	OCCUPANT	17202 VIA LA JOLLA	SAN LORENZO	94580	
411-91-32	OCCUPANT	1330 COBBLESTONE LN	SAN LORENZO	94580	
411-91-32	OCCUPANT	1420 COBBLESTONE LN	SAN LORENZO	94580	
411-91-32	OCCUPANT	1410 COBBLESTONE LN	SAN LORENZO	94580	
411-91-32	OCCUPANT	1400 COBBLESTONE LN	SAN LORENZO	94580	
411-91-32	OCCUPANT	1390 COBBLESTONE LN	SAN LORENZO	94580	
411-91-32	OCCUPANT	17201 CRIER LN	SAN LORENZO	94580	
411-91-32	OCCUPANT	1362 COBBLESTONE LN	SAN LORENZO	94580	
411-91-32	OCCUPANT	1352 COBBLESTONE LN	SAN LORENZO	94580	
411-91-32	OCCUPANT	1336 COBBLESTONE LN	SAN LORENZO	94580	
411-91-32	OCCUPANT	1332 COBBLESTONE LN	SAN LORENZO	94580	
411-91-32	OCCUPANT	1322 COBBLESTONE LN	SAN LORENZO	94580	
411-63-17	OCCUPANT	1269 BOCKMAN RD	SAN LORENZO	94580	
411-91-32	OCCUPANT	17200 CRIER LN	SAN LORENZO	94580	
411-91-32	OCCUPANT	1360 COBBLESTONE LN	SAN LORENZO	94580	
411-91-32	OCCUPANT	1350 COBBLESTONE LN	SAN LORENZO	94580	
411-91-32	OCCUPANT	1336 COBBLESTONE LN	SAN LORENZO	94580	

411-91-32	OCCUPANT	1312 COBBLESTONE LN		SAN LORENZO	94580	
411-91-32	OCCUPANT	1302 COBBLESTONE LN		SAN LORENZO	94580	
411-91-32	OCCUPANT	17207 COBBLESTONE LP		SAN LORENZO	94580	
411-91-32	OCCUPANT	1320 COBBLESTONE LN		SAN LORENZO	94580	
411-63-17	OCCUPANT	1245 BOCKMAN RD		SAN LORENZO	94580	
411-63-17	OCCUPANT	1415 BOCKMAN RD		SAN LORENZO	94580	
411-91-2	OCCUPANT	1210 BOCKMAN RD		SAN LORENZO	94580	
411-63-17	OCCUPANT	1403 BOCKMAN RD		SAN LORENZO	94580	
411-63-17	OCCUPANT	1311 BOCKMAN RD		SAN LORENZO	94580	
411-63-17	OCCUPANT	1353 BOCKMAN RD		SAN LORENZO	94580	
411-63-17	OCCUPANT	1367 BOCKMAN RD		SAN LORENZO	94580	
411-91-32	OCCUPANT	1310 COBBLESTONE LN		SAN LORENZO	94580	
411-91-32	OCCUPANT	1306 COBBLESTONE LN		SAN LORENZO	94580	
411-91-32	OCCUPANT	17201 COBBLESTONE LP		SAN LORENZO	94580	
411-91-32	OCCUPANT	1422 COBBLESTONE LN		SAN LORENZO	94580	
411-91-32	OCCUPANT	1412 COBBLESTONE LN		SAN LORENZO	94580	
411-91-32	OCCUPANT	1402 COBBLESTONE LN		SAN LORENZO	94580	
411-91-32	OCCUPANT	1392 COBBLESTONE LN		SAN LORENZO	94580	
411-91-32	OCCUPANT	1382 COBBLESTONE LN		SAN LORENZO	94580	
411-91-32	OCCUPANT	1372 COBBLESTONE LN		SAN LORENZO	94580	
411-63-22	OGG RICHARD A & SOFIE M	17136 VIA DEL REY		SAN LORENZO CA	94580	2733
411-57-152	ONDECK GEORGE E & JODY	1396 VIA MANZANAS		SAN LORENZO CA	94580	2238
411-63-13	OSEGUEDA ROGELIO & LAVERNE	17093 VIA CHIQUITA		SAN LORENZO CA	94580	2718
411-57-164	PALAZZOTO COSIMO G & LENA A TRS	17070 CHANNEL ST		SAN LORENZO CA	94580	2218
411-57-155	PATALOT DONALD C	1430 VIA MANZANAS		SAN LORENZO CA	94580	2240
411-57-168	PAYONGAYONG GIL & ROSANNA	17187 VIA DEL REY		SAN LORENZO CA	94580	2732
411-57-157	PUENTES THOMAS & CONNIE L	1450 VIA MANZANAS		SAN LORENZO CA	94580	2240
411-60-95	RAMOS GUADALUPE A TR	17001 VIA DEL REY		SAN LORENZO CA	94580	2730
411-63-17	SAN LORENZO RES LLC	100 SAINT PAUL ST	300	DENVER CO	80206	5136
411-72-42	SANDOVAL HAROLD J TR	17203 VIA LA JOLLA		SAN LORENZO CA	94580	2738
411-72-70	SANDOVAL JORGE & MARICELA	17214 VIA DEL REY		SAN LORENZO CA	94580	2735
411-60-92	SCOTT CHARLES R	17522 GARLAND CT		CASTRO VALLEY CA	94546	1121
411-63-32	SILVA CARITINA & JAVIER	17038 VIA DEL REY		SAN LORENZO CA	94580	2731
411-72-43	SOTO ARNOLD TR	17209 VIA LA JOLLA		SAN LORENZO CA	94580	2738
411-60-93	STARR KEVIN	1348 VIA MANZANAS		SAN LORENZO CA	94580	2238
411-63-34	SULLIVAN PATRICK & ANDREA	27745 PALOMARES RD		CASTRO VALLEY CA	94552	9788
411-63-3	TERAN JOSE B & ROSA M	1232 VIA MANZANAS		SAN LORENZO CA	94580	2206
411-57-154	TIET VINCENT K & TRUONG TONIA T	1420 VIA MANZANAS		SAN LORENZO CA	94580	2240
411-57-176	TREJOS DAVID S	17107 VIA DEL REY		SAN LORENZO CA	94580	2732
411-57-159	VALDIVIA DAVID & ELISIA	1470 VIA MANZANA		SAN LORENZO CA	94580	2240
411-60-99	WEI MICHELLE & JASON	33625 BARDOLPH CIR		FREMONT CA	94555	2046
411-72-72	WEN RITA & TAN JASON	17208 VIA LA JOLLA		SAN LORENZO CA	94580	2739
411-72-74	WONG CYNTHIA M & SHARON M	17216 VIA LA JOLLA		SAN LORENZO CA	94580	2739
411-63-11	YAO MINGJIN	46800 CRAWFORD ST		FREMONT CA	94539	7111
411-63-28	ZUKOSKI ROBERT V & LORI M	17078 VIA DEL REY		SAN LORENZO CA	94580	2731
None	Dilan Roe - Alameda County Department of Environmental Health	1131 Harbor Bay Parkway		Alameda	94502	6577

None	Kit Soo - Alameda County Department of Environmental Health	1131 Harbor Bay Parkway	Alameda	94502	6577
None	Bob Clark-Riddell - Pangae Environmental Services, Inc.	1710 Franklin Street, Suite 200	Oakland	94612	
None	Cherie McCaulou - Regional Water Quality Control Board San Francisco Bay Region	1515 Clay St, Ste 1400	Oakland	94612	
None	Ken Minn - East Bay Municipal Utility District	P.O. Box 24055,	Oakland	94623	
None	KWABLAH ATTIOGBE - ALAMEDA COUNTY PUBLIC WORKS	399 ELMHURST ST	HAYWARD	94544	
None	MATT KATEN - ZONE 7 WATER AGENCY	100 N. CANYONS PKWY	LIVERMORE	94551	
None	Sandra Rivera - Alameda County Planning Department, Community Development Agency	224 West Winton Ave. Rm. 111	Hayward	94544	1215