

## Roe, Dilan, Env. Health

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**From:** Andrew Lavaux <Andrew.Lavaux@paulscorp.com>  
**Sent:** Monday, September 19, 2016 4:50 AM  
**To:** Roe, Dilan, Env. Health; Bob Clark-Riddell  
**Cc:** Soo, Kit, Env. Health  
**Subject:** Re: 1233 Bockman - Reports

Good Morning Dilan,

I will be out of the office Thursday and Friday at a company function, as such I scheduled a trip to Oakland for Wednesday in hopes that we could meet regarding the project. Let me know if this works. Thanks

Andrew

**Andrew Lavaux | Managing Director – Multifamily Development**



**PAULS**

100 St. Paul Street, Suite 300 | Denver, CO 80206  
main: 303-371-9000 | direct: 310-463-3211  
email: [Andrew.Lavaux@paulscorp.com](mailto:Andrew.Lavaux@paulscorp.com) | web: [paulscorp.com](http://paulscorp.com)

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**From:** "Env. Roe Dilan" <[Dilan.Roe@acgov.org](mailto:Dilan.Roe@acgov.org)>  
**Date:** Thursday, September 15, 2016 at 12:58 PM  
**To:** Bob Clark-Riddell <[briddell@pangeaenv.com](mailto:briddell@pangeaenv.com)>, Andrew Lavaux <[Andrew.Lavaux@paulscorp.com](mailto:Andrew.Lavaux@paulscorp.com)>  
**Cc:** "Soo, Kit, Env. Health" <[Kit.Soo@acgov.org](mailto:Kit.Soo@acgov.org)>  
**Subject:** RE: 1233 Bockman - Reports

Hi Bob and Andrew:

We have not had time to finish our review of the large amount of documentation submitted to us last week. We are doing our best to expedite this review and hope to provide comment to you next week.

Dilan

**From:** Bob Clark-Riddell [<mailto:briddell@pangeaenv.com>]  
**Sent:** Tuesday, September 13, 2016 7:22 PM  
**To:** Roe, Dilan, Env. Health <[Dilan.Roe@acgov.org](mailto:Dilan.Roe@acgov.org)>; Soo, Kit, Env. Health <[Kit.Soo@acgov.org](mailto:Kit.Soo@acgov.org)>  
**Cc:** Andrew Lavaux <[Andrew.Lavaux@paulscorp.com](mailto:Andrew.Lavaux@paulscorp.com)>  
**Subject:** RE: 1233 Bockman - Reports

Hello Kit and Dilan,

Thanks for helping move forward. My initial questions are:

1. Can we get Pilot Study Workplan approval to start the Pilot Test soon? They are ready to perform, and this is not subject to the public notice.
2. Can you start the public notice for the CAP before the Screening-Level HHRA review? Note that the CAP process involves updating the HHRA with physical soil data in the next week to 10 days, and then update the screening levels/action levels based on that data. Another round of HHRA will be performed before the actual field work of the CAP anyway. Therefore, I hope you agree that the CAP can go out now with this provision.

Thanks, Oob.

Bob Clark-Riddell, P.E.  
Pangea Environmental Services, Inc.  
510.435.8664 direct

**From:** Roe, Dilan, Env. Health [<mailto:Dilan.Roe@acgov.org>]  
**Sent:** Tuesday, September 13, 2016 9:58 AM  
**To:** Bob Clark-Riddell <[briddell@pangeaenv.com](mailto:briddell@pangeaenv.com)>  
**Cc:** Andrew Lavaux <[Andrew.Lavaux@paulscorp.com](mailto:Andrew.Lavaux@paulscorp.com)>; Soo, Kit, Env. Health <[Kit.Soo@acgov.org](mailto:Kit.Soo@acgov.org)>  
**Subject:** RE: 1233 Bockman - Reports

Hi Bob and Andrew:

Thank you for uploading the reports – it is clear you have done a lot of work in a very short time. There is a lot of information to digest and so I have decided to assign Kit Soo to this case as the primary caseworker. She and I will work together on this project to move it forward.

Kit will also send you a list of 3<sup>rd</sup> party reviewers.

Dilan

**From:** Bob Clark-Riddell [<mailto:briddell@pangeaenv.com>]  
**Sent:** Wednesday, September 7, 2016 6:16 PM  
**To:** Roe, Dilan, Env. Health <[Dilan.Roe@acgov.org](mailto:Dilan.Roe@acgov.org)>  
**Cc:** Andrew Lavaux <[Andrew.Lavaux@paulscorp.com](mailto:Andrew.Lavaux@paulscorp.com)>  
**Subject:** RE: 1233 Bockman - Reports  
**Importance:** High

Dear Dilan,

I am pleased to inform you that tomorrow Pangea will upload the following reports to the ACEH FTP site and Geotracker:

1. **Site Assessment Report**
2. **Corrective Action Plan (FYI attached since <15MB send limit)**
3. **Pilot Study Workplan**

A working **Fact Sheet is attached** for your use. (We wanted to make the figure show across both columns, but the formatting was challenging.)

We understand ACEH plans to do the following:

1. **Initiate the 30-day public notice.**
2. **Arrange or provide list of toxicologists for peer review** of the risk assessment.
3. **Approve the Pilot Study Workplan** soon so PaulsCorp can proceed with the Pilot Study. (Equipment on site and ready to go).

Please contact me with any questions. We understand the excavation extent may change after the peer review helps confirm appropriate limits, but hopefully the peer review does not affect the ability to start the 30-day public notification. If you think a meeting would help, let us know. Bob

Bob Clark-Riddell, P.E.  
Pangea Environmental Services, Inc.  
510.435.8664 direct

## Roe, Dilan, Env. Health

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**From:** Soo, Kit, Env. Health  
**Sent:** Tuesday, September 13, 2016 10:08 AM  
**To:** Bob Clark-Riddell  
**Cc:** Andrew Lavaux; Roe, Dilan, Env. Health  
**Subject:** RE: 1233 Bockman - Reports

Hi Bob, here is the list of ACDEH approved third party risk assessors that can perform a peer review for you:

1	Heriberto Robles, Ph.D. DABT - Enviro-Tox Services, Inc. Office Address: 20 Corporate Park, Suite 220, Irvine, CA 92606 Mailing Address: P.O. Box 17898, Irvine, CA 92623-7898 Phone: (949) 387-0700 Fax: (949) 387-0900
2	Teri Copeland, M.S. DABT 5737 Kanan Rd. #182, Agoura Hills, CA 91301 Phone: (818) 991-8240 Fax: (818) 991-8140
3	Ivy Inouye, M.S. - The Source Group, Inc. 3478 Buskirk Avenue, Suite 100 Pleasant Hill, CA 94523
4	Adrienne LaPierre (alapierre@irisenv.com) - Iris Environmental in Oakland
5	Robbie Ettinger - Geocyntec Consultants
6	Usha Vedagiri - AECOM

Let me know if you have any questions, thanks, Kit

**Kit Soo, PG**

**Senior Hazardous Materials Specialist**

Alameda County Department of Environmental Health (ACDEH)

1131 Harbor Bay Pkwy

Alameda, CA 94502

Direct - 510-567-6791

[kit.soo@acgov.org](mailto:kit.soo@acgov.org)

**From:** Roe, Dilan, Env. Health

**Sent:** Tuesday, September 13, 2016 9:58 AM

**To:** Bob Clark-Riddell <briddell@pangeaenv.com>

## Roe, Dilan, Env. Health

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**From:** Roe, Dilan, Env. Health  
**Sent:** Friday, September 2, 2016 5:34 PM  
**To:** Bob Clark-Riddell  
**Subject:** Re: 1233 Bockman - Update

We have a list of reviewers we can send you

Sent from my iPhone

> On Sep 2, 2016, at 5:30 PM, Bob Clark-Riddell <briddell@pangeaenv.com> wrote:

>

> Of course. We are using Gwen Caviness of GSI of Oakland, CA. She has been providing risk assessments for years for DTSC review. Has a MPH and 25 years experience. Her Principal, a PhD Env'l Health will also review and certify.

>

> Gwen knows 3rd parties to peer review, or do you have some to choose from?

>

> FYI, the site has fat, competent clay layer (Bay Mud) from about 2 to 5 ft deep that is acting as an excellent barrier to any upward migration from intermittent sand stringers. We found no VOCs with a PID in shallow areas, but found readings deeper in soil gas probes. Using ESLs to justify soil excavation or mitigation seems way too conservative and not representative of the shallower conditions. I'd bet that if we installed building slabs and checked under the slabs (with large volume samples as recommended by Dr. Brewer) that we would be well below ESLs, if not ND.

>

> The HHRA will help substantiate a more site-specific excavation for site mitigation. Our plan will include contingent passive and active subslab ventilation in event we have subslab vapors of concern.

>

> Bob Clark-Riddell, P.E.

> Pangea Environmental Services, Inc.

> 510.435.8664 direct

>

>

> -----Original Message-----

> From: Roe, Dilan, Env. Health [mailto:Dilan.Roe@acgov.org]

> Sent: Friday, September 02, 2016 2:57 PM

> To: Bob Clark-Riddell <briddell@pangeaenv.com>

> Cc: Andrew Lavaux <Andrew.Lavaux@paulscorp.com>

> Subject: Re: 1233 Bockman - Update

>

> Hi Bob and Andrew:

>

> Thanks for the update. Please note that if a Human Health Risk Assessment is submitted it must be prepared by a qualified professional as defined by the DTSC (i.e, toxicologist, etc). Additionally, as ACDEH does not have a toxicologist on staff we require that you contract with an independent 3rd party to provide peer review of the document.

>

> Dilan

>

> Sent from my iPhone

>

>> On Sep 2, 2016, at 2:34 PM, Bob Clark-Riddell <briddell@pangeaenv.com> wrote:

## Roe, Dilan, Env. Health

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**From:** Bob Clark-Riddell <briddell@pangeaenv.com>  
**Sent:** Friday, September 2, 2016 2:31 PM  
**To:** Roe, Dilan, Env. Health  
**Cc:** Andrew Lavaux  
**Subject:** RE: 1233 Bockman - Update  
**Attachments:** RO0003217 SMP Supplement\_Property.pdf

Dilan,

As we discussed on August 30, Pangea is performing additional characterization and excavation exploration near the former auto shop at the western portion of the site. Today we collected additional samples. Next Wednesday we are scheduled to complete soil borings and soil gas probe installation south of the former auto shop, where some piping and shallow pipe backfill material was encountered. Per the SMP Addendum, Pangea is coordinating stockpiling and segregation of soil potentially impacted by petroleum hydrocarbons.

On Tuesday, Sept 6, we plan to submit three reports for review and public notification: site assessment, corrective action plan, and fact sheet. The corrective action plan will include a preliminary human health risk assessment to substantiate our tentative excavation extent. The risk assessment will be expanded based on physical soil property data and additional soil gas data. Contact me with any questions.

Bob Clark-Riddell, P.E.  
Pangea Environmental Services, Inc.  
510.435.8664 direct

-----Original Message-----

From: Bob Clark-Riddell  
Sent: Thursday, August 18, 2016 11:06 AM  
To: 'Roe, Dilan, Env. Health' <Dilan.Roe@acgov.org>  
Cc: 'Andrew Lavaux' <Andrew.Lavaux@paulscorp.com>  
Subject: RE: 1233 Bockman - new figure

Dilan,

Here is the SMP Supplement with the updated figure. Do we need to upload to FTP or Geotracker?

Bob Clark-Riddell, P.E.  
Pangea Environmental Services, Inc.  
510.435.8664 direct

-----Original Message-----

From: Roe, Dilan, Env. Health [mailto:Dilan.Roe@acgov.org]  
Sent: Thursday, August 18, 2016 8:04 AM  
To: Bob Clark-Riddell <briddell@pangeaenv.com>  
Subject: Re: 1233 Bockman - new figure

Looks great

## Roe, Dilan, Env. Health

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**From:** Roe, Dilan, Env. Health  
**Sent:** Friday, August 19, 2016 11:29 AM  
**To:** Lang, Allen  
**Cc:** Brown, Jerry; Lau, Wing Tak (David); Sawrey-Kubicek, Phil, CDA; Cho, Andy Hyun-Jae; Rogers, John; Laurence, Justin; Jackson, Monica, ACFD; Detterman, Mark, Env. Health  
**Subject:** Re: The Bungalow Pre-Con Meeting

Hi Allen:

I will not be in the office on Wednesday but will check with my staff to see they can fill in for me

Dilan

Sent from my iPhone

> On Aug 19, 2016, at 10:56 AM, Lang, Allen <allenl@acpwa.org> wrote:

>

> Dear All,

>

> Please plan to attend this Pre-Construction meeting for The Bungalows, TR8284, 1233 Bockman Rd. The meeting will also discuss the Soils remediation area and permitting for allowed construction area. Please also let me know any other items to be discussed. Thanks.

>

>

> Allen Lang

> Allen Lang, PE, SE

> Building Official

> Alameda County Public Works Agency

> 510-670-5557

>

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>

>

>

> <meeting.ics>

## Roe, Dilan, Env. Health

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**From:** Roe, Dilan, Env. Health  
**Sent:** Thursday, August 18, 2016 7:20 PM  
**To:** Cho, Andy Hyun-Jae  
**Cc:** Lang, Allen; 'Andrew Lavaux'; Bob Clark-Riddell  
**Subject:** RE: Tract 8284 - 1233 San Lorenzo Site and Building Permits  
**Attachments:** Fig 1 Environmental area.pdf; RO0003217 SMP Supplement\_Property.pdf

Hi Andy:

Alameda County Department of Environmental Health has received the necessary documentation to facilitate clearance of a portion of the subject site for grading. Please see the attached figure delineating the area to be excluded from the grading permit until the environmental investigation activities are complete. I have also attached a Supplement to the Soil Management Plan dated May 16, 2016 and revised June 27, 2016. The purpose of the SMP Supplement is to outline tasks that will be undertaken concurrent with the grading in the vicinity of Building 1 and 2 to confirm that low levels of volatile organic compounds detected in the western area of the site do not pose a risk to human health or the environment.

Please note, as depicted on the attached Figure 1, a temporary construction barrier must be constructed to allow for remediation work to occur concurrent with the grading activities.

### **Dilan Roe, P.E.**

*Chief – Land Water Division*

Alameda County Department of Environmental Health

1131 Harbor Bay Parkway

Alameda, CA

510.567.6767; Ext. 36767

QIC: 30440

[dilan.roe@acgov.org](mailto:dilan.roe@acgov.org)

**From:** Cho, Andy Hyun-Jae  
**Sent:** Wednesday, August 17, 2016 10:18 AM  
**To:** Andrew Lavaux <Andrew.Lavaux@paulscorp.com>  
**Cc:** Scott Schoeman <Scott.Schoeman@paulscorp.com>; Michael Gonzales <michaelg@dciconst.com>; Roe, Dilan, Env. Health <Dilan.Roe@acgov.org>; Lang, Allen <allenl@acpwa.org>; Tam, Alan <alant@acpwa.org>; Rogers, John <johnr@acpwa.org>; Valderrama, Arthur <arthur@acpwa.org>; Yin, Kyin Yee <kyin@acpwa.org>; Eusebio, Mary <marye@acpwa.org>  
**Subject:** RE: Tract 8284 - 1233 San Lorenzo Site and Building Permits

Andrew,

For the grading permit, our service has been/will be on “at-cost” basis for this project. We still have little more than \$1000.00 remaining from the previous deposits. So, additional deposit is not requested at this time, i.e. for issuance of a grading permit, but could be requested in the future if the account become deficit.

It was our understanding that you were going to meet with Dilan to get a clearance/permit from the Environmental Health last week. Please let us know how it went and if the grading/site plan would be revised in order to incorporate their requirements.



Thanks,  
Andy

**From:** Andrew Lavaux [<mailto:Andrew.Lavaux@paulscorp.com>]  
**Sent:** Wednesday, August 17, 2016 9:38 AM  
**To:** Lang, Allen <[allenl@acpwa.org](mailto:allenl@acpwa.org)>; Tam, Alan <[alant@acpwa.org](mailto:alant@acpwa.org)>; Rogers, John <[johnr@acpwa.org](mailto:johnr@acpwa.org)>; Valderrama, Arthur <[arthur@acpwa.org](mailto:arthur@acpwa.org)>; Cho, Andy Hyun-Jae <[andyhjc@acpwa.org](mailto:andyhjc@acpwa.org)>; Yin, Kyin Yee <[kyin@acpwa.org](mailto:kyin@acpwa.org)>; Eusebio, Mary <[marye@acpwa.org](mailto:marye@acpwa.org)>  
**Cc:** Scott Schoeman <[Scott.Schoeman@paulscorp.com](mailto:Scott.Schoeman@paulscorp.com)>; Michael Gonzales <[michaelg@dciconst.com](mailto:michaelg@dciconst.com)>; Roe, Dilan, Env. Health <[Dilan.Roe@acgov.org](mailto:Dilan.Roe@acgov.org)>  
**Subject:** Re: Tract 8284 - 1233 San Lorenzo Site and Building Permits  
**Importance:** High

**\*\*Update 8/17**

Team,

With regards to procurement of the grading permit, please provide your responses to the questions below:

**Mary**, have you had an opportunity to work up the permit fees for the grading permit?

**Dilan**, Let me know if we're a go to start the partial grading work as outlined last week

**Allen**, Let me know if I need to get Phil (Planning) sign off or if you have already received his stamp.

**John R.**, Please confirm that our application and check are sufficient to pull the permit

My goal was to pull the permit today with work planning to commence the week of 8/22. Let me know if you have further questions.

Thank you,

Andrew

**Andrew Lavaux | Managing Director – Multifamily Development**



100 St. Paul Street, Suite 300 | Denver, CO 80206  
main: 303-371-9000 | direct: 310-463-3211  
email: [Andrew.Lavaux@paulscorp.com](mailto:Andrew.Lavaux@paulscorp.com) | web: [paulscorp.com](http://paulscorp.com)

---

**From:** "Lang, Allen" <[allenl@acpwa.org](mailto:allenl@acpwa.org)>  
**Date:** Friday, August 12, 2016 at 10:40 AM  
**To:** Andrew Lavaux <[Andrew.Lavaux@paulscorp.com](mailto:Andrew.Lavaux@paulscorp.com)>, "Tam, Alan" <[alant@acpwa.org](mailto:alant@acpwa.org)>, "Rogers, John" <[johnr@acpwa.org](mailto:johnr@acpwa.org)>, "Valderrama, Arthur" <[arthur@acpwa.org](mailto:arthur@acpwa.org)>, "Cho, Andy Hyun-Jae" <[andyhjc@acpwa.org](mailto:andyhjc@acpwa.org)>, "Yin, Kyin Yee" <[kyin@acpwa.org](mailto:kyin@acpwa.org)>, "Eusebio, Mary" <[marye@acpwa.org](mailto:marye@acpwa.org)>  
**Cc:** Scott Schoeman <[Scott.Schoeman@paulscorp.com](mailto:Scott.Schoeman@paulscorp.com)>, Michael Gonzales <[michaelg@dciconst.com](mailto:michaelg@dciconst.com)>, "Env. Roe Dilan" <[Dilan.Roe@acgov.org](mailto:Dilan.Roe@acgov.org)>  
**Subject:** RE: Tract 8284 - 1233 San Lorenzo Site and Building Permits

Andrew,

Good summary, please keep me updated.

Allen Lang  
Allen Lang, PE, SE  
Building Official  
Alameda County Public Works Agency  
510-670-5557

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**From:** Andrew Lavaux [<mailto:Andrew.Lavaux@paulscorp.com>]  
**Sent:** Thursday, August 11, 2016 12:06 PM  
**To:** Lang, Allen <[allenl@acpwa.org](mailto:allenl@acpwa.org)>; Tam, Alan <[alant@acpwa.org](mailto:alant@acpwa.org)>; Rogers, John <[johnr@acpwa.org](mailto:johnr@acpwa.org)>; Valderrama, Arthur <[arthur@acpwa.org](mailto:arthur@acpwa.org)>; Cho, Andy Hyun-Jae <[andyhjc@acpwa.org](mailto:andyhjc@acpwa.org)>; Yin, Kyin Yee <[kyin@acpwa.org](mailto:kyin@acpwa.org)>; Eusebio, Mary <[marye@acpwa.org](mailto:marye@acpwa.org)>  
**Cc:** Scott Schoeman <[Scott.Schoeman@paulscorp.com](mailto:Scott.Schoeman@paulscorp.com)>; Michael Gonzales <[michaelg@dciconst.com](mailto:michaelg@dciconst.com)>; Roe, Dilan, Env. Health <[Dilan.Roe@acgov.org](mailto:Dilan.Roe@acgov.org)>  
**Subject:** Tract 8284 - 1233 San Lorenzo Site and Building Permits

Allen,

Thanks again for your time organizing and chairing the permit coordination meeting yesterday. Please find below my understanding of the status of the construction permits, and the necessary action moving forward. My target action and completion dates below will be highly dependent on the outcome of my meeting with Dilan tonight. I may need to issue an amendment based on what is agreed upon this evening. If you have any questions, comments or edits, please reply to all.

## **I. SITE PERMIT**

### **A. Work within this permit will include:**

1. Site clear and grub (within Alameda County Environmental Health approved area only)
2. Site grading, excavation, compaction and certification of building pads (within Alameda County Environmental Health approved area only)
3. Underground utilities both within the building footprint and within the on site streets (within Alameda County Environmental Health approved area only)
4. Site curb, gutter and paving

### **B. Action required to obtain this permit includes:**

1. **PaulsCorp** to obtain conditional approval from EH to work within a specific area on the site (Target approval: Thursday, 8/11)
2. **Building Dept** to seek and receive Planning stamp and sign off on improvement plans (Target approval: 8/16)
3. **PaulsCorp** to obtain C3 and C6 permits from John Rogers (check and application provided for C3 permit), agreement to be completed at project conclusion (Target approval: Tuesday, 8/16)
4. **PWA** to provide recorded final map and supporting documents to Building to satisfy clearance requirement (Target completion: Week of 8/15) **\*\*recording complete per Arthur**
5. **DCI** (General Contractor) to work jointly with their utility contractor to apply/pull roadway encroachment permit (Target completion: Tuesday, 8/16)
6. **Building Dept** to provide computation for permit fees to PaulsCorp (Target completion: Tuesday, 8/16)
7. **DCI** to schedule pre-construction meeting for Thursday, August 18 (SWPPP will be reviewed and maintained on site)

**Target date to pull SITE PERMIT is Wednesday, August 17**

## **II. BUILDING PERMIT**

### A. Work within this permit will include:

1. Placement of foundations
2. Vertical framing and construction
3. All remaining work depicted on improvement plans

### B. Action required to obtain this permit includes:

1. **PaulsCorp** to furnish will serve letters (Target completion: Friday, August 12) letters were previously furnished
2. **Building Dept** to provide computation of permit fees to PaulsCorp (Target completion: Wednesday, 8/17)
3. **PaulsCorp** to pay school fees (Target completion: dependent on Environmental approval >> bank funding)

**Target date to pull BUILDING PERMIT is Wednesday, September 28 (\*\*dependent on Environmental approval and bank release of funding)**

Thanks again to all for your time and efforts in working with us on this project.

Best regards,

Andrew

**Andrew Lavaux | Managing Director – Multifamily Development**

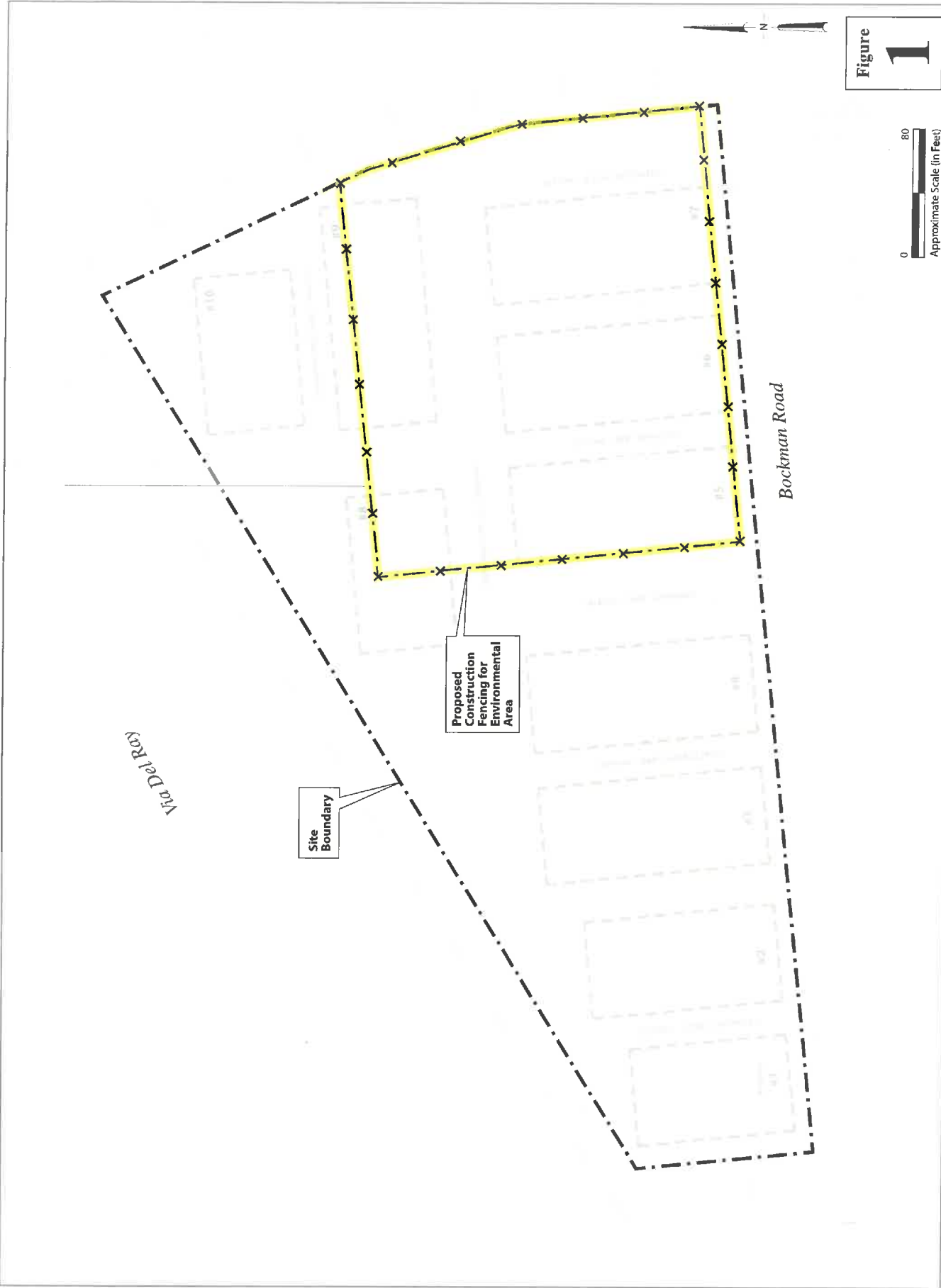


Figure 1

0 80  
Approximate Scale (in Feet)

Environmental Area



1233 Bockman Road  
San Lorenzo, California

## Roe, Dilan, Env. Health

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**From:** Bob Clark-Riddell <briddell@pangeaenv.com>  
**Sent:** Wednesday, August 17, 2016 5:03 PM  
**To:** Roe, Dilan, Env. Health  
**Cc:** Andrew Lavaux  
**Subject:** RE: 1233 Bockman Road - Voluntary Remedial Action Case #RO0003217  
**Attachments:** Former auto repair - sampling summary.pdf

summary

Bob Clark-Riddell, P.E.  
Pangea Environmental Services, Inc.  
510.435.8664 direct

**From:** Bob Clark-Riddell  
**Sent:** Wednesday, August 17, 2016 5:00 PM  
**To:** 'Roe, Dilan, Env. Health' <Dilan.Roe@acgov.org>  
**Cc:** Andrew Lavaux <Andrew.Lavaux@paulscorp.com>  
**Subject:** RE: 1233 Bockman Road - Voluntary Remedial Action Case #RO0003217

Dilan,

Here is some information for our discussion today at 5 pm regarding the former auto repair at 1415 Bockman.

1. Sanborn from 1966 shows the former building locations.
2. Fig 1 shows the boring locations with respect to the former building outline. No significant VOCs were found in soil and/or groundwater for the three borings (S-1, S-2 and GW-1) within and near the building.
3. Figure 6 shows benzene in soil gas at the site, with only 1.34 ug/m3 found at SG-1 immediately south of the former building.

Bob Clark-Riddell, P.E.  
Pangea Environmental Services, Inc.  
510.435.8664 direct

**From:** Roe, Dilan, Env. Health [<mailto:Dilan.Roe@acgov.org>]  
**Sent:** Wednesday, August 03, 2016 6:30 PM  
**To:** Andrew Lavaux <[Andrew.Lavaux@paulscorp.com](mailto:Andrew.Lavaux@paulscorp.com)>  
**Cc:** Bob Clark-Riddell <[briddell@pangeaenv.com](mailto:briddell@pangeaenv.com)>  
**Subject:** RE: 1233 Bockman Road - Voluntary Remedial Action Case #RO0003217

See you both on Thursday Aug 11 at 5

**From:** Andrew Lavaux [<mailto:Andrew.Lavaux@paulscorp.com>]  
**Sent:** Wednesday, August 3, 2016 2:44 PM  
**To:** Roe, Dilan, Env. Health <[Dilan.Roe@acgov.org](mailto:Dilan.Roe@acgov.org)>  
**Cc:** Bob Clark-Riddell <[briddell@pangeaenv.com](mailto:briddell@pangeaenv.com)>  
**Subject:** Re: 1233 Bockman Road - Voluntary Remedial Action Case #RO0003217

**LEGEND**

- SV-1** ▲ Soil Vapor Probe (Pangea, 2016)
- MIP-1** ✕ MIP Borings (Pangea, 2016)
- SB-1** ● Soil Borings (Pangea, 2016)
- SG-5** ● Soil Gas Sample (Engco, 2015-2016)
- S-3** ● Soil Sample (Engco, 2015)
- GW-3** ● Groundwater Sample (Engco, 2016)
- B-3** ● Boring (Treadwell Rollo, 2015)
- TS-3A** ● Boring (Tetrasearch, 2004)
- CPT-4** ● Cone Penetration Test (Treadwell Rollo, 2015)
- ⚡ GPR linear anomaly
- Ⓜ Anomaly depth
- ⬜ Site Boundary
- ⬜ Approximate footprint of previous building (demolished)

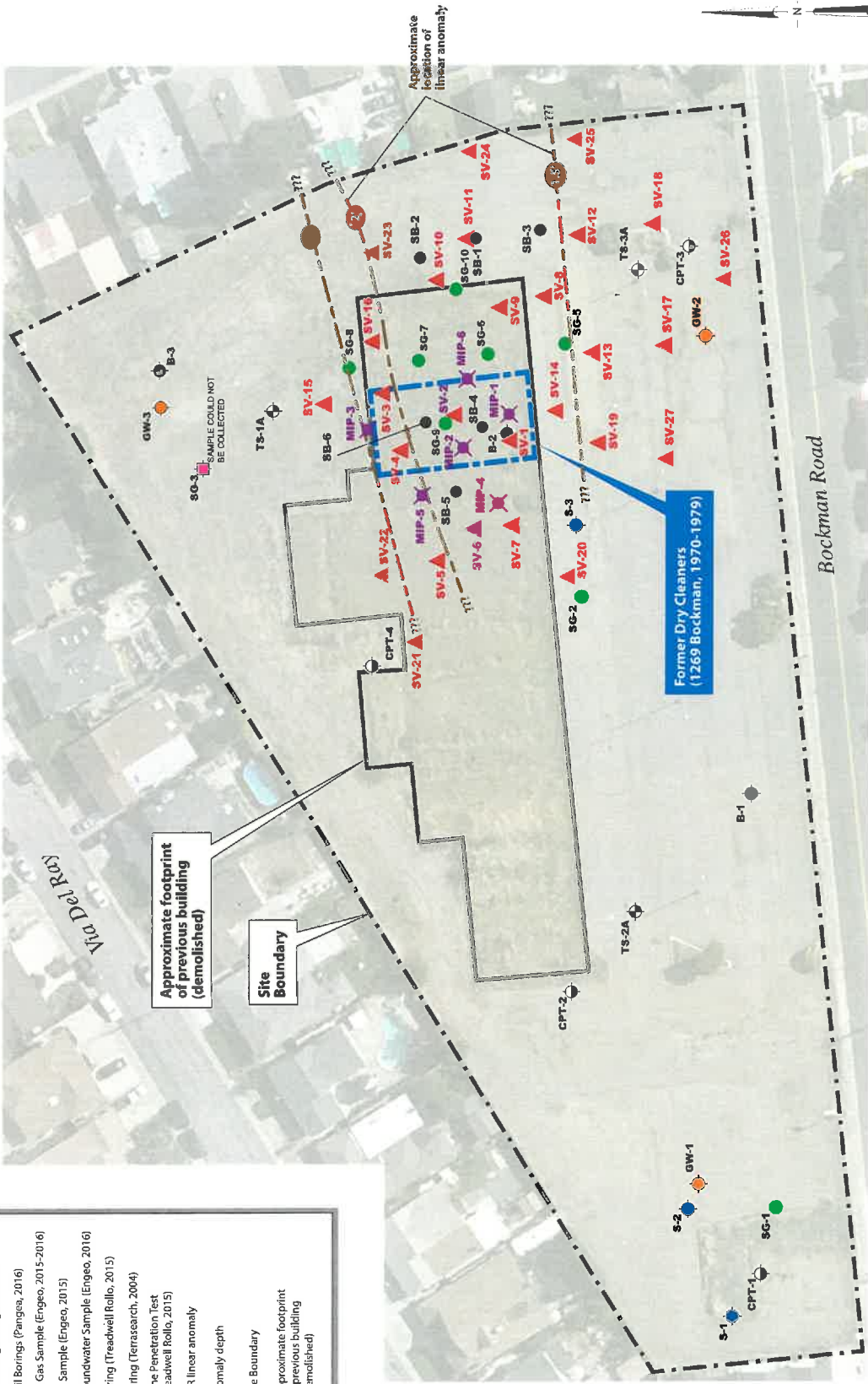


Figure **1**

0 80  
Approximate Scale (in Feet)

Map courtesy of ENGEO Incorporated, base map derived from an electronic file titled "ACAD2010-151072-BASE.dwg", received on 09/15/15, and "Bockman Road", by Terra Tech dated 06/11/15.

1233 Bockman Road  
San Lorenzo, California



Site Map

**LEGEND**

- SV-1** ▲ Soil Vapor Probe (Pangea, 2016)
- SG-1** ● Soil Gas Sample (Engeo, 2015-2016)
- ESL Benzene in soil gas per cubic meter (µg/m³); dashed where inferred, queried where uncertain.
- ESL RWQCB environmental screening for Benzene soil gas in µg/m³ for residential scenario
- 73** Benzene concentrations in soil gas micrograms per cubic meter (µg/m³) at 5 or 6 ft bgs.
- <2.0** Not detected above laboratory detection limit
- NS** Not sampled
- \*** Sample collected at 7 ft bgs
- \*\*** Sample collected at 10 ft bgs

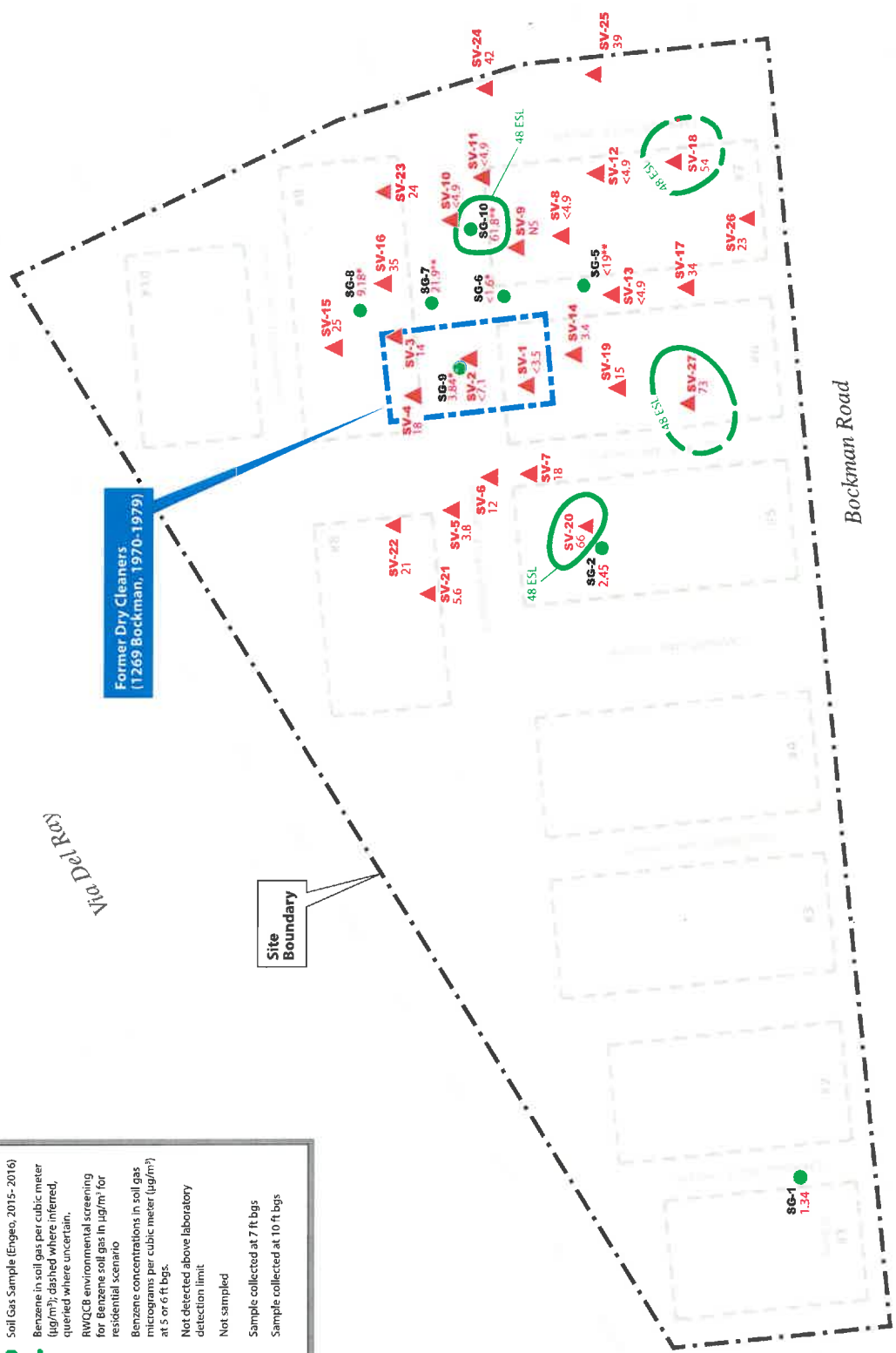


Figure **6**



Map courtesy of ENGSO Incorporated. Base map derived from a electronic file titled "ACAD2010-151072-BASE.dwg", received on 09/15/15, and "Bockman Road", by Tetra Tech dated 08/17/15.

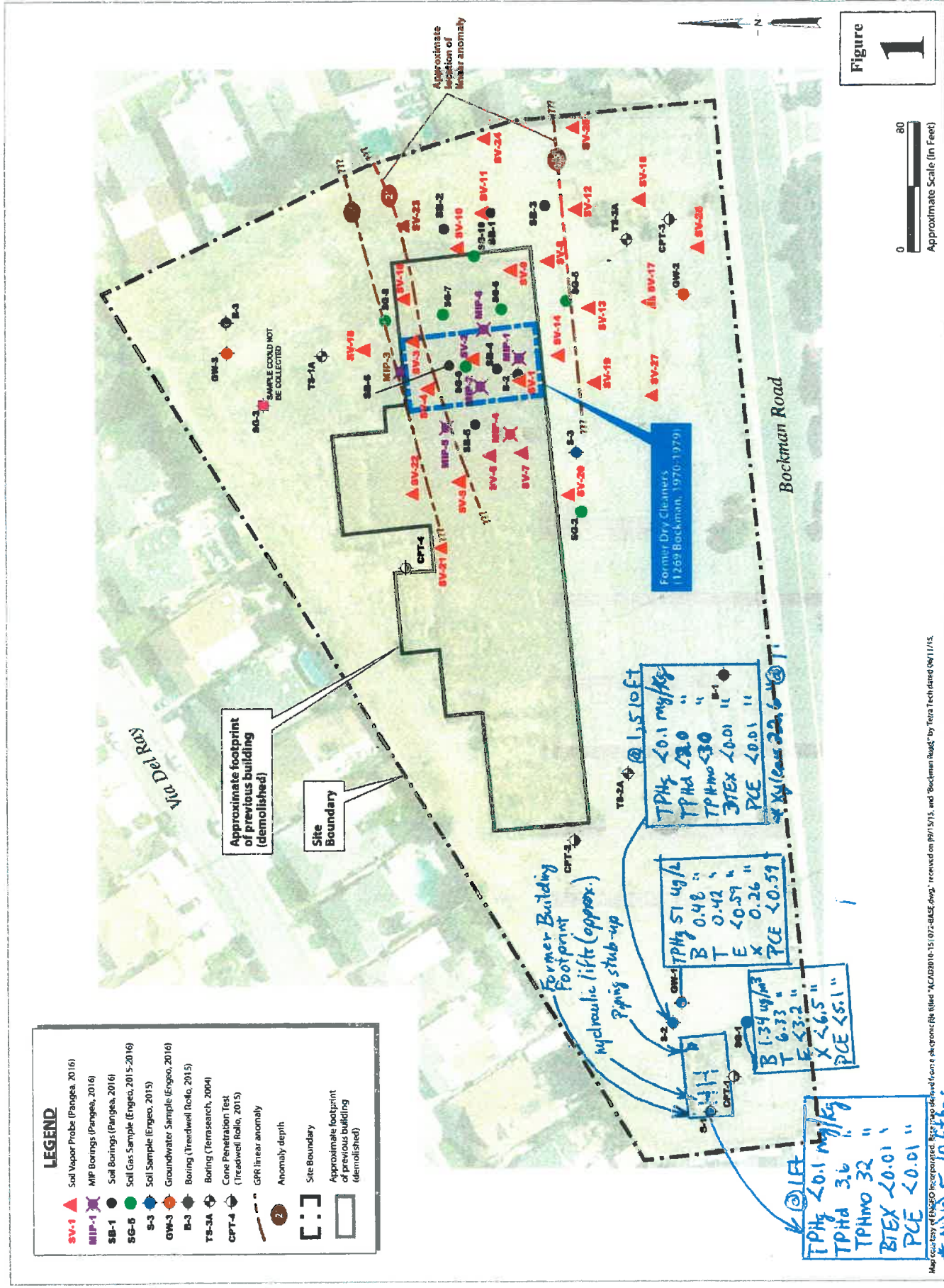
**Benzene in Shallow Soil Gas**

**1233 Bockman Road  
San Lorenzo, California**





Figure 1



Map courtesy of ENGCO Incorporated. Data provided from electronic file titled "ACAD2016-15 (12-24-16).dwg", received on 09/15/15, and "Bockman Road" by Terra Tech dated 06/11/15.



## Roe, Dilan, Env. Health

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**From:** Bob Clark-Riddell <briddell@pangeaenv.com>  
**Sent:** Sunday, August 14, 2016 1:25 PM  
**To:** Andrew Lavaux; Roe, Dilan, Env. Health  
**Cc:** Scott Schoeman; Ron Scheele  
**Subject:** RE: 1233 Bockman Road - Case RO3217

Andrew,

Pangea has commenced working on the following action items from our meeting with the County on August 11, 2016:

1. Prepare Site Assessment Report (for Public Notice)
2. Prepare Corrective Action Plan (for Public Notice). Include air and dust monitoring, and clay plug for utilities.
3. Prepare Fact Sheet (for Public Notice)
4. Prepare Workplan for Pilot Study of Excavation Approach (Building 5 and 8 area). Include air and dust monitoring, and show stockpile areas not near homes.
5. Conduct additional site assessment near perimeter of environmental area per County request.

How would you like to track the billing for this effort? **Would you prefer separate billing tasks for each report, or one overall reporting task?** Feel free to call to discuss.

P.S. Please provide an update on the \$32,000 payment for the prior invoices. Thank you.

Bob Clark-Riddell, P.E.  
Pangea Environmental Services, Inc.  
510.435.8664 direct

**From:** Andrew Lavaux [mailto:Andrew.Lavaux@paulscorp.com]  
**Sent:** Friday, August 12, 2016 3:18 PM  
**To:** Env. Roe Dilan <Dilan.Roe@acgov.org>  
**Cc:** Bob Clark-Riddell <briddell@pangeaenv.com>; Scott Schoeman <Scott.Schoeman@paulscorp.com>  
**Subject:** 1233 Bockman Road - Case RO3217

Dilan,

Attached please find the revised Phase II from ENGEO for the aforementioned project. Their report was updated to include re-testing in July; including the outstanding boring logs in Appendix B. Assuming this meets with your approval, we would kindly ask for your release of our partial grading permit to release construction on buildings 1-4.

Provided you concur, could you please notify Andy Cho and Allen Lang that our Environmental hold is conditionally released to allow for work to commence on Buildings 1-4. As depicted on the attached Figure 1, we will construct a temporary construction barrier to allow for remediation work to occur concurrent with the construction operations; there will be no overlap in the trades performing the respective work. Of course work in subsequent buildings will require your clearance before work can commence.

Let me know if you have any questions.

Best regards,

## Roe, Dilan, Env. Health

---

**From:** Andrew Lavaux <Andrew.Lavaux@paulscorp.com>  
**Sent:** Friday, August 12, 2016 3:18 PM  
**To:** Roe, Dilan, Env. Health  
**Cc:** Bob Clark-Riddell; Scott Schoeman  
**Subject:** 1233 Bockman Road - Case RO3217  
**Attachments:** 12181000000\_2016-07-02\_Rev2016-08-02\_Bockman Property Phase II ESA.pdf; Fig 1 Environmental area.pdf

Dilan,

Attached please find the revised Phase II from ENGEO for the aforementioned project. Their report was updated to include re-testing in July; including the outstanding boring logs in Appendix B. Assuming this meets with your approval, we would kindly ask for your release of our partial grading permit to release construction on buildings 1-4.

Provided you concur, could you please notify Andy Cho and Allen Lang that our Environmental hold is conditionally released to allow for work to commence on Buildings 1-4. As depicted on the attached Figure 1, we will construct a temporary construction barrier to allow for remediation work to occur concurrent with the construction operations; there will be no overlap in the trades performing the respective work. Of course work in subsequent buildings will require your clearance before work can commence.

Let me know if you have any questions.

Best regards,

Andrew

**Andrew Lavaux | Managing Director – Multifamily Development**



100 St. Paul Street, Suite 300 | Denver, CO 80206  
main: 303-371-9000 | direct: 310-463-3211  
email: [Andrew.Lavaux@paulscorp.com](mailto:Andrew.Lavaux@paulscorp.com) | web: [paulscorp.com](http://paulscorp.com)

## Roe, Dilan, Env. Health

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**From:** Andrew Lavaux <Andrew.Lavaux@paulscorp.com>  
**Sent:** Thursday, August 11, 2016 2:12 PM  
**To:** Le, Teena, Env. Health  
**Cc:** Roe, Dilan, Env. Health  
**Subject:** Re: RO3217, Bockman Road

Teena,

I sent the executed agreement via email before I sent the check. I'll re-send now. Sorry for the confusion.

Andrew

**Andrew Lavaux | Managing Director – Multifamily Development**



100 St. Paul Street, Suite 300 | Denver, CO 80206  
main: 303-371-9000 | direct: 310-463-3211  
email: [Andrew.Lavaux@paulscorp.com](mailto:Andrew.Lavaux@paulscorp.com) | web: [paulscorp.com](http://paulscorp.com)

On Aug 11, 2016, at 1:56 PM, Le, Teena, Env. Health <[Teena.Le@acgov.org](mailto:Teena.Le@acgov.org)> wrote:

Hi Andrew,

Our finance dept received a check for your case, however, we are still waiting on the signed VRAP agreement I sent to you in June. Please advise.

Teena Le  
Land Use, Local Oversight, & Voluntary Remedial Action Program  
Alameda County Environmental Health  
1131 Harbor Bay Parkway  
Alameda, CA 94502  
510.567.6772  
QIC: 30440  
[teena.le@acgov.org](mailto:teena.le@acgov.org)

LOP & VRAP website: <http://www.acgov.org/aceh/lop>  
Land Use website: <http://www.acgov.org/aceh/landuse>

**From:** Le, Teena, Env. Health  
**Sent:** Thursday, June 30, 2016 12:43 PM  
**To:** 'Andrew Lavaux' <[Andrew.Lavaux@paulscorp.com](mailto:Andrew.Lavaux@paulscorp.com)>  
**Cc:** Roe, Dilan, Env. Health <[Dilan.Roe@acgov.org](mailto:Dilan.Roe@acgov.org)>  
**Subject:** RE: RO3217, Bockman Road

## Roe, Dilan, Env. Health

---

**From:** Roe, Dilan, Env. Health  
**Sent:** Thursday, August 4, 2016 3:01 PM  
**To:** Cho, Andy Hyun-Jae  
**Subject:** RE: Bockman Rd, San Lorenzo

Hi Andy:

The issues at this site have not yet been resolved. I am meeting with the developer and his consultant next Thursday to find out what the results of additional investigation activities.

Will keep you posted.

Dilan

**From:** Cho, Andy Hyun-Jae  
**Sent:** Thursday, August 4, 2016 2:53 PM  
**To:** Roe, Dilan, Env. Health <Dilan.Roe@acgov.org>  
**Cc:** Lang, Allen <allenl@acpwa.org>; Rogers, John <johnr@acpwa.org>; Yin, Kyin Yee <kyin@acpwa.org>  
**Subject:** RE: Bockman Rd, San Lorenzo

Hi Dilan,

Has this contaminated soil issue been addressed properly? Any updates/advices on this matter are much appreciated.

Thank you,  
Andy

**From:** Roe, Dilan, Env. Health  
**Sent:** Wednesday, June 29, 2016 11:43 AM  
**To:** Mike Serra, III <[MikeS@paulscorp.com](mailto:MikeS@paulscorp.com)>; Andrew Lavaux <[Andrew.Lavaux@paulscorp.com](mailto:Andrew.Lavaux@paulscorp.com)>  
**Cc:** Divya Bhargava <[dbhargava@engeo.com](mailto:dbhargava@engeo.com)>; Shawn Munger <[SMUNGER@engeo.com](mailto:SMUNGER@engeo.com)>; Cho, Andy Hyun-Jae <[andyhjc@acpwa.org](mailto:andyhjc@acpwa.org)>  
**Subject:** RE: Bockman Rd, San Lorenzo

Mike and Andrew:

Based on the data that has been submitted to me, additional site analysis will be required moving forward to identify the source and extent of the PCE release. Mitigation measures alone are only appropriate if the source and site conceptual model support that remediation is not required or a viable option.

Tomorrow's meeting will focus on discussing the data and the next steps in evaluating the source and extent of the release. If after the meeting you choose to move forward with the County providing regulatory oversight then we will need to set up a Voluntary Remedial Action Agreement with the County.

Dilan

## Roe, Dilan, Env. Health

---

**From:** Roe, Dilan, Env. Health  
**Sent:** Wednesday, August 3, 2016 6:30 PM  
**To:** 'Andrew Lavaux'  
**Cc:** Bob Clark-Riddell  
**Subject:** RE: 1233 Bockman Road - Voluntary Remedial Action Case #RO0003217

See you both on Thursday Aug 11 at 5

**From:** Andrew Lavaux [mailto:Andrew.Lavaux@paulscorp.com]  
**Sent:** Wednesday, August 3, 2016 2:44 PM  
**To:** Roe, Dilan, Env. Health <Dilan.Roe@acgov.org>  
**Cc:** Bob Clark-Riddell <briddell@pangeaenv.com>  
**Subject:** Re: 1233 Bockman Road - Voluntary Remedial Action Case #RO0003217

Dilan,

As much as I hate to ask you to carve out time for us after 5:00pm, I have confirmed with Bob that he can be present for a meeting on Thursday (Aug 11) at 5:00pm. Can you please confirm this is acceptable to you so I can arrange my travel?

On another topic, I visited the County Building Department today to ask about the process for a partial grading permit. Mary at the County said there is a planned meeting between the department heads to talk about the partial release and mechanics for overseeing and inspecting the work vis a vis the ongoing environmental remediation. If I hear the results of that meeting before you do, I'll keep you in the loop.

Thanks again for your time and flexibility as we continue to work toward clearing this issue from both of our plates.

Best regards,

Andrew

**Andrew Lavaux | Managing Director – Multifamily Development**



100 St. Paul Street, Suite 300 | Denver, CO 80206  
main: 303-371-9000 | direct: 310-463-3211  
email: [Andrew.Lavaux@paulscorp.com](mailto:Andrew.Lavaux@paulscorp.com) | web: [paulscorp.com](http://paulscorp.com)

---

**From:** "Roe, Dilan, Env. Health" <[Dilan.Roe@acgov.org](mailto:Dilan.Roe@acgov.org)>  
**Date:** Tuesday, August 2, 2016 at 1:38 PM  
**To:** Andrew Lavaux <[Andrew.Lavaux@paulscorp.com](mailto:Andrew.Lavaux@paulscorp.com)>

**Cc:** Bob Clark-Riddell <[briddell@pangeaenv.com](mailto:briddell@pangeaenv.com)>

**Subject:** RE: 1233 Bockman Road - Voluntary Remedial Action Case #RO0003217

Unfortunately I am not in the office next week on Tuesday 8/9, or Wednesday 8/10. My calendar is completely full so if you want to meet it will have to be after 5 pm on some other day – please work with Bob to find a date

**From:** Andrew Lavaux [<mailto:Andrew.Lavaux@paulscorp.com>]

**Sent:** Tuesday, August 2, 2016 12:21 PM

**To:** Roe, Dilan, Env. Health <[Dilan.Roe@acgov.org](mailto:Dilan.Roe@acgov.org)>

**Cc:** Bob Clark-Riddell <[briddell@pangeaenv.com](mailto:briddell@pangeaenv.com)>

**Subject:** Re: 1233 Bockman Road - Voluntary Remedial Action Case #RO0003217

Understood. I won't be in town at that time and Bob is on vacation this week. Any chance we could meet next Tuesday or Wednesday, if Bob is unavailable he could propose another Principal (if he's comfortable that is).

Andrew

**Andrew Lavaux | Managing Director – Multifamily Development**



100 St. Paul Street, Suite 300 | Denver, CO 80206  
main: 303-371-9000 | direct: 310-463-3211  
email:[Andrew.Lavaux@paulscorp.com](mailto:Andrew.Lavaux@paulscorp.com) | web: [paulscorp.com](http://paulscorp.com)

---

**From:** "Roe, Dilan, Env. Health" <[Dilan.Roe@acgov.org](mailto:Dilan.Roe@acgov.org)>

**Date:** Tuesday, August 2, 2016 at 1:17 PM

**To:** Andrew Lavaux <[Andrew.Lavaux@paulscorp.com](mailto:Andrew.Lavaux@paulscorp.com)>

**Subject:** RE: 1233 Bockman Road - Voluntary Remedial Action Case #RO0003217

Hi Andrew - The only availability I have tomorrow is after 5:30 – I would like Bob to be present at the meeting. Let me know

**From:** Andrew Lavaux [<mailto:Andrew.Lavaux@paulscorp.com>]

**Sent:** Tuesday, August 2, 2016 12:14 PM

**To:** Roe, Dilan, Env. Health <[Dilan.Roe@acgov.org](mailto:Dilan.Roe@acgov.org)>

**Subject:** 1233 Bockman Road - Voluntary Remedial Action Case #RO0003217

Dilan,

I wanted to give you a quick update on some outstanding matters regarding our project:

1. ENGEO revised their Phase II report with proper documentation including the missing boring logs; I should have their new copy later today. I will forward to you as soon as I confirm its' accuracy.

2. Pangea continues with their drilling/sampling/testing; should have a map later today illustrating the extent of the exposure.

With these two items coming into play, and my loan default date rapidly approaching, I was wondering if you had time tomorrow that we could release the partial grading permit we spoke about previously.

I'm in town tomorrow if you happen to have 15 minutes; I would appreciate an opportunity to present the new information for your review. If you're fully booked I could also bring in lunch and review the docs over a lunch.

Thanks again for your time and consideration.

Best,

Andrew

**Andrew Lavaux | Managing Director – Multifamily Development**



100 St. Paul Street, Suite 300 | Denver, CO 80206  
main: 303-371-9000 | direct: 310-463-3211  
email: [Andrew.Lavaux@paulscorp.com](mailto:Andrew.Lavaux@paulscorp.com) | web: [paulscorp.com](http://paulscorp.com)

## Roe, Dilan, Env. Health

---

**From:** Andrew Lavaux <Andrew.Lavaux@paulscorp.com>  
**Sent:** Wednesday, July 27, 2016 10:07 AM  
**To:** Roe, Dilan, Env. Health  
**Subject:** 1233 Bockman Road - Partial grading permit

Good Morning Dilan,

I was wondering if you had time to schedule a quick appointment with me for next Tuesday or Wednesday to review the option for releasing a partial grading permit (leaving the subject area intact with fencing). I believe Bob should have enough substantiating data by next week to help to us determine the swath of area to leave undisturbed, and ENGEO should have their revised Phase II boring logs; allowing us to clear the once questionable West side of the property.

I realize you're extremely busy these days, but it would help me tremendously to get work started the second week of August so that I am complaint with my loan requirements.

Thanks for your time and consideration.

Best,

Andrew

**Andrew Lavaux | Managing Director – Multifamily Development**



100 St. Paul Street, Suite 300 | Denver, CO 80206  
main: 303-371-9000 | direct: 310-463-3211  
email: [Andrew.Lavaux@paulscorp.com](mailto:Andrew.Lavaux@paulscorp.com) | web: [paulscorp.com](http://paulscorp.com)



## Roe, Dilan, Env. Health

---

**From:** Bob Clark-Riddell <briddell@pangeaenv.com>  
**Sent:** Thursday, July 14, 2016 6:48 PM  
**To:** Roe, Dilan, Env. Health  
**Subject:** 1233 Bockman, San Lorenzo  
**Attachments:** 1233 Bockman, SL\_Site Map-PCE Soil Gas-Proposed Sampling Figures\_7-14-16.pdf

**Importance:** High

Hello Dilan,

As I referenced in my voicemails, Pauls Real Estate Investments, LLC, has retained Pangea to assist with environmental compliance matters for their upcoming development at the subject site at [1233 Bockman, San Lorenzo](#). We understand Pauls has been authorized by you to collect data to further delineate the extent of PCE impact to facilitate an action plan for mitigation, at which time public notification can proceed. Pauls' ultimate goal is to obtain your approval to start removal of the impacted material and then commence general site grading consistent with the Site Management Plan (we can amend the SMP if required based on site data).

### **Preliminary Site Conceptual Model**

The attached figures include a site map (Figure 2) and the known extent of PCE (and benzene) in soil gas (Figure 3). These figures show the prior building location, prior dry cleaner location, and the proposed future buildings. The upcoming assessment data will allow Pangea to enhance the Conceptual Model and prepare cross sectional illustrations with respect to planned development.

### **Planned Site Assessment Week of July 25**

Our planned site assessment is shown on Figure 4. The proposed sampling locations will further delineate PCE and benzene near the former dry cleaners. The assessment will also evaluate conditions beneath each of the buildings planned near the known impact area. While the proposed investigation may be fairly extensive, Pauls would rather gather more data than less data to help expedite getting County approvals.

Our assessment is scheduled for **July 25 – 28** as follows:

1. **Membrane Interface Probe – On July 25**, Pennecore will use an MIP rig to initiate site investigation at 2 locations near SG-6 and SG-9 and one location near the rear of the former cleaners. The plan includes up to 3 possible step out locations based on initial data. We will try to use the Low Level MIP setup that allows detection of much lower VOC impact. This high resolution site characterization tool will evaluate site conditions in a thorough and dynamic manner, and help direct subsequent assessment.
2. **Soil and Soil Gas Sampling – On July 26/27/28**, Pennecore will install approximately 9 temporary soil gas sampling locations (with 5 possible step out locations based on field screening with a PID). The locations are an approximate 50' grid centered just north of PCE impact in soil gas probe SG-6. Most probes are proposed within the footprint of the planned buildings near SG-6 impact. We would also screen soil with a PID in field during the soil gas probe installation. These locations may change based on MIP and field data. Soil gas sampling will be conducted about 24 – 48 hours after probe installation. We may collect samples within Tedlar bags to control cost and provide a detection limit of 250 ug/m3 for screening purposes. The ACPWA requires additional permitting and well boxes for probes left longer than 48 hours, so we may select a few probes for such conversion for additional monitoring based on field conditions.

3. **Groundwater Sampling – On July 26/27**, we plan to collect grab groundwater samples from 4 locations shown on Figure 4. These locations may change based on field conditions.

**Agency Oversight**

Soon after we receive new data, I will contact you to discuss next steps. We will have field data during the last week of July, and likely have all lab data by August 3 or 4. I will be working remotely until August 8, so please reserve a meeting time later that week. Either Aug 9 (afternoon), Aug 11 (anytime), or Aug 12 (1 pm just after our scheduled 11 am meeting regarding 8410 Amelia, Oakland).

Please call me if you are available to discuss. Thank you, Bob

Bob Clark-Riddell, P.E.  
Principal Engineer  
Pangea Environmental Services, Inc.  
1710 Franklin Street, Suite 200  
Oakland, CA 94612  
510.435.8664 direct/cell



Figure 2

Approximate Scale (in Feet)  
 0 80  
 7 6 2 3

**LEGEND**

- SG-10 Soil Gas Sample (Engco, 2016)
- S-3 Soil Sample (Engco, 2015)
- GW-3 Groundwater Sample (Engco, 2016)
- SG-4 Soil Gas Sample (Engco, 2015)
- B-3 Boring (Treadwell Rollo, 2015)
- TS-3A Boring (Terrasarch, 2004)
- CPT-4 Cone Penetration Test (Treadwell Rollo, 2015)
- [---] Site Boundary
- [---] Approximate footprint of previous building (demolished)
- A-A' Cross section Location



Map courtesy of ENGEO Incorporated. Base map derived from an electronic file titled "ACAD2010-151072-BASE.dwg", received on 09/15/15, and "Bockman Road", by Tetra Tech dated 06/17/15.

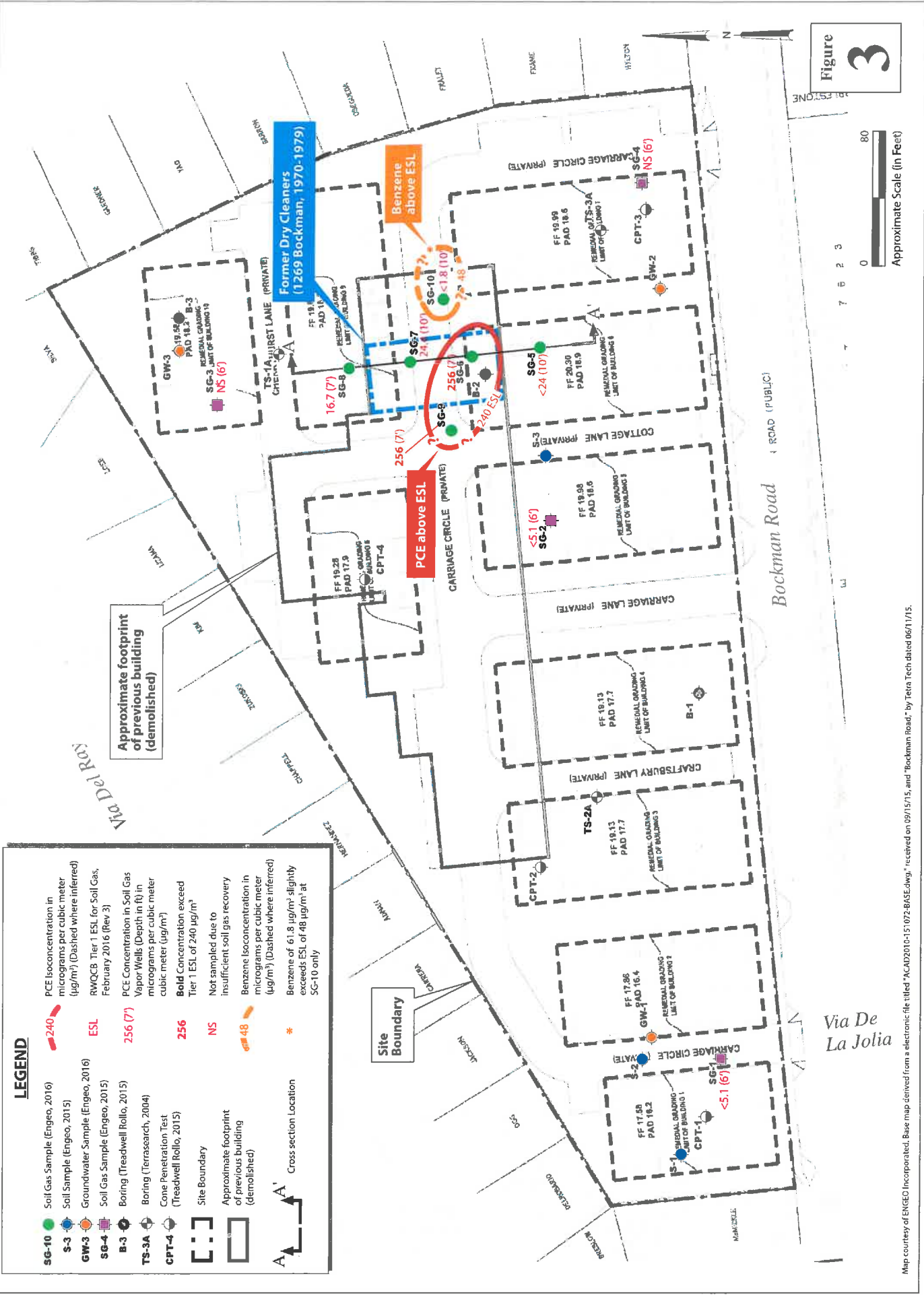


Figure 3

0 80  
Approximate Scale (in Feet)

**LEGEND**

- SG-10** Soil Gas Sample (Engco, 2016)
- S-3** Soil Sample (Engco, 2015)
- GW-3** Groundwater Sample (Engco, 2016)
- SG-4** Soil Gas Sample (Engco, 2015)
- B-3** Boring (Treadwell Rollo, 2015)
- TS-3A** Boring (Treadwell Rollo, 2015)
- CPT-4** Cone Penetration Test (Treadwell Rollo, 2015)
- Site Boundary**
- Approximate footprint of previous building (demolished)**
- 240** PCE Isoconcentration in micrograms per cubic meter ( $\mu\text{g}/\text{m}^3$ ) (Dashed where inferred)
- ESL** RWQCB Tier 1 ESL for Soil Gas, February 2016 (Rev 3)
- 256 (7)** PCE Concentration in Soil Gas Vapor Wells (Depth in ft) in micrograms per cubic meter cubic meter ( $\mu\text{g}/\text{m}^3$ )
- 256** Bold Concentration exceed Tier 1 ESL of  $240 \mu\text{g}/\text{m}^3$
- NS** Not sampled due to insufficient soil gas recovery
- 48** Benzene Isoconcentration in micrograms per cubic meter ( $\mu\text{g}/\text{m}^3$ ) (Dashed where inferred)
- \*** Benzene of  $61.8 \mu\text{g}/\text{m}^3$  slightly exceeds ESL of  $48 \mu\text{g}/\text{m}^3$  at SG-10 only
- A-A'** Cross section Location



## Roe, Dilan, Env. Health

---

**From:** Le, Teena, Env. Health  
**Sent:** Thursday, June 30, 2016 12:43 PM  
**To:** Andrew Lavaux  
**Cc:** Roe, Dilan, Env. Health  
**Subject:** RE: RO3217, Bockman Road  
**Attachments:** RO3217\_Final Alameda County Voluntary Remedial Action AGREEMENT 2016-06-21.pdf

Hi Andrew,

Attached is a site specific voluntary remedial action agreement for your signature. Please submit the signed agreement to Dilan by email or regular mail. Once the agreement is signed by our director, we will return a copy to you. Additionally, please submit a check for the deposit to our finance department at 1131 Harbor Bay Pkwy, Alameda CA 94502. Please be sure to include the case number RO0003217 on the check. I will be out of the office until July 8th starting tomorrow, so if you have any questions, please contact Dilan in my absence.

Teena Le  
Land Use, Local Oversight, & Voluntary Remedial Action Program  
Alameda County Environmental Health  
1131 Harbor Bay Parkway  
Alameda, CA 94502  
510.567.6772  
QIC: 30440  
[teena.le@acgov.org](mailto:teena.le@acgov.org)

LOP & VRAP website: <http://www.acgov.org/aceh/lop>  
Land Use website: <http://www.acgov.org/aceh/landuse>

**From:** Andrew Lavaux [mailto:Andrew.Lavaux@paulscorp.com]  
**Sent:** Thursday, June 30, 2016 12:19 PM  
**To:** Roe, Dilan, Env. Health <Dilan.Roe@acgov.org>  
**Cc:** Le, Teena, Env. Health <Teena.Le@acgov.org>  
**Subject:** Re: RO3217, Bockman Road

Thanks Dilan and thank you for your time today.

Andrew

**Andrew Lavaux | Managing Director – Multifamily Development**



100 St. Paul Street, Suite 300 | Denver, CO 80206  
main: 303-371-9000 | direct: 310-463-3211  
email: [Andrew.Lavaux@paulscorp.com](mailto:Andrew.Lavaux@paulscorp.com) | web: [paulscorp.com](http://paulscorp.com)

On Jun 30, 2016, at 10:32 AM, Roe, Dilan, Env. Health <[Dilan.Roe@acgov.org](mailto:Dilan.Roe@acgov.org)> wrote:

Hi Teena:

Will you please send Andrew the VRAP Agreement form and instructions for opening a VRAP case with the County.

Thanks,

**Dilan Roe, P.E.**

*Chief – Land Water Division*

Alameda County Department of Environmental Health

1131 Harbor Bay Parkway

Alameda, CA

510.567.6767; Ext. 36767

QIC: 30440

[dilan.roe@acgov.org](mailto:dilan.roe@acgov.org)



## NOTIFICATION

### OF INTENT TO ENTER VOLUNTARY REMEDIAL ACTION AGREEMENT

To: California Department of Toxic Substances Control  
San Francisco Regional Water Quality Control Board

From: Teena Le, Environmental Health Technician  
Alameda County Department of Environmental Health (ACDEH)

Date: June 30, 2016

This provides written notice that Alameda County Department of Environmental Health has received a request and intends to enter into a Voluntary Remedial Action Agreement with the responsible party pursuant to Health and Safety Code Section 101480 in approximately 10 working days.

The following information is provided:

- (a) The name and address of the Responsible Party is San Lorenzo Res, LLC, 100 St. Paul Street, Ste 300, Denver CO 80206.
- (b) The name and address of the site owner is San Lorenzo Res, LLC, 100 St. Paul Street, Ste 300, Denver CO 80206.
- (c) The agreement will apply to 1233 Bockman Rd, San Lorenzo, CA 94580.
- (d) The purpose of the Remedial Action Agreement will be to review potential mitigation of soil and groundwater contamination detected during a Phase II investigation.



## Roe, Dilan, Env. Health

---

**From:** Roe, Dilan, Env. Health  
**Sent:** Wednesday, June 29, 2016 11:43 AM  
**To:** 'Mike Serra, III'; Andrew Lavaux  
**Cc:** Divya Bhargava; Shawn Munger; Cho, Andy Hyun-Jae  
**Subject:** RE: Bockman Rd, San Lorenzo

Mike and Andrew:

Based on the data that has been submitted to me, additional site analysis will be required moving forward to identify the source and extent of the PCE release. Mitigation measures alone are only appropriate if the source and site conceptual model support that remediation is not required or a viable option.

Tomorrow's meeting will focus on discussing the data and the next steps in evaluating the source and extent of the release. If after the meeting you choose to move forward with the County providing regulatory oversight then we will need to set up a Voluntary Remedial Action Agreement with the County.

Dilan

**From:** Mike Serra, III [mailto:MikeS@paulscorp.com]  
**Sent:** Wednesday, June 29, 2016 11:35 AM  
**To:** Andrew Lavaux <Andrew.Lavaux@paulscorp.com>; Roe, Dilan, Env. Health <Dilan.Roe@acgov.org>  
**Cc:** Divya Bhargava <dbhargava@engeo.com>; Shawn Munger <SMUNGER@engeo.com>; Cho, Andy Hyun-Jae <andyhjc@acpwa.org>  
**Subject:** RE: Bockman Rd, San Lorenzo

Andrew,

You need to take as much ENGEO horsepower with you as you can possibly muster for this meeting. I believe this not to be an out of the box matter that can be routinely managed with a vapor barrier. Additional site analysis will not help us.

MSIII

**Mike Serra, III | Senior Managing Director**



100 St. Paul Street, Suite 300 | Denver, CO 80206  
main: 303-371-9000 | direct: 303-371-9000  
email: [MikeS@paulscorp.com](mailto:MikeS@paulscorp.com) | web: [paulscorp.com](http://paulscorp.com)

---

**From:** Andrew Lavaux  
**Sent:** Wednesday, June 29, 2016 12:32 PM  
**To:** Roe, Dilan, Env. Health  
**Cc:** Divya Bhargava; Shawn Munger; Cho, Andy Hyun-Jae; Mike Serra, III  
**Subject:** Re: Bockman Rd, San Lorenzo

That works, I'll see you then.

ENGEO, please confirm your attendance as well.

Andrew

**Andrew Lavaux | Managing Director – Multifamily Development**



100 St. Paul Street, Suite 300 | Denver, CO 80206  
main: 303-371-9000 | direct: 310-463-3211  
email: [Andrew.Lavaux@paulscorp.com](mailto:Andrew.Lavaux@paulscorp.com) | web: [paulscorp.com](http://paulscorp.com)

On Jun 29, 2016, at 11:30 AM, Roe, Dilan, Env. Health <[Dilan.Roe@acgov.org](mailto:Dilan.Roe@acgov.org)> wrote:

Hi Andrew:

I could meet briefly tomorrow at 9 am. Please let me know if this works.

**From:** Andrew Lavaux [<mailto:Andrew.Lavaux@paulscorp.com>]  
**Sent:** Wednesday, June 29, 2016 10:04 AM  
**To:** Roe, Dilan, Env. Health <[Dilan.Roe@acgov.org](mailto:Dilan.Roe@acgov.org)>  
**Cc:** Divya Bhargava <[dbhargava@engeo.com](mailto:dbhargava@engeo.com)>; Shawn Munger <[SMUNGER@engeo.com](mailto:SMUNGER@engeo.com)>; Cho, Andy Hyun-Jae <[andyhjc@acpwa.org](mailto:andyhjc@acpwa.org)>; Mike Serra, III <[MikeS@paulscorp.com](mailto:MikeS@paulscorp.com)>  
**Subject:** Re: Bockman Rd, San Lorenzo

Dilan,

I'm in town today and tomorrow. Please let me know your availability so we can schedule a meeting.

Thank you,

Andrew

**Andrew Lavaux | Managing Director – Multifamily Development**

<[image001.png](#)>

100 St. Paul Street, Suite 300 | Denver, CO 80206  
main: 303-371-9000 | direct: 310-463-3211  
email: [Andrew.Lavaux@paulscorp.com](mailto:Andrew.Lavaux@paulscorp.com) | web: [paulscorp.com](http://paulscorp.com)

On Jun 29, 2016, at 9:48 AM, Roe, Dilan, Env. Health <[Dilan.Roe@acgov.org](mailto:Dilan.Roe@acgov.org)> wrote:

Good Morning Divya and Andrew:

The results from the soil gas samples collected should be evaluated against the ESLs  
subslab/soil gas rather than the indoor air ESLs. The results of the PCE concentrations in

## Roe, Dilan, Env. Health

---

**From:** Roe, Dilan, Env. Health  
**Sent:** Wednesday, June 29, 2016 10:09 AM  
**To:** 'Shawn Munger'  
**Cc:** Andrew Lavaux; 'Divya Bhargava'  
**Subject:** RE: Bockman Rd, San Lorenzo

Shawn:

At this time it is premature to state that there are no vapor intrusion concerns regardless of what screening levels are used. There has clearly been a release at the site that needs further evaluation.

Dilan

**From:** Shawn Munger [mailto:SMUNGER@engeo.com]  
**Sent:** Wednesday, June 29, 2016 10:07 AM  
**To:** Roe, Dilan, Env. Health <Dilan.Roe@acgov.org>; Divya Bhargava <dbhargava@engeo.com>  
**Cc:** Andrew Lavaux <Andrew.Lavaux@paulscorp.com>; Cho, Andy Hyun-Jae <andyhjc@acpwa.org>  
**Subject:** RE: Bockman Rd, San Lorenzo

Dilan,

You may be aware that for other sites, DTSC has requested that we use indoor air RSLs with an appropriate attenuation factor for new construction. The problem with the subslab ESL is it does not allow for any attenuation between subslab and indoor air....which is just wrong.

Thank You,

**Shawn Munger**  
ENGEO Incorporated

---

**From:** Roe, Dilan, Env. Health [mailto:[Dilan.Roe@acgov.org](mailto:Dilan.Roe@acgov.org)]  
**Sent:** Wednesday, June 29, 2016 9:48 AM  
**To:** Divya Bhargava  
**Cc:** Andrew Lavaux; Shawn Munger; Cho, Andy Hyun-Jae  
**Subject:** RE: Bockman Rd, San Lorenzo

Good Morning Divya and Andrew:

The results from the soil gas samples collected should be evaluated against the ESLs subslab/soil gas rather than the indoor air ESLs. The results of the PCE concentrations in SG-6 and SG-9 samples collected at 7 feet bgs (256 ug/m3) are above the ESLs for subslab/soil 240 ug/m3.

Therefore, I would like to schedule a meeting to discuss the data collected and the path forward which includes opening a Voluntary Remedial Action Program case.

**From:** Divya Bhargava [mailto:[dbhargava@engeo.com](mailto:dbhargava@engeo.com)]  
**Sent:** Tuesday, June 28, 2016 1:56 PM  
**To:** Roe, Dilan, Env. Health <[Dilan.Roe@acgov.org](mailto:Dilan.Roe@acgov.org)>

## Roe, Dilan, Env. Health

---

**From:** Divya Bhargava <dbhargava@engeo.com>  
**Sent:** Tuesday, June 28, 2016 1:56 PM  
**To:** Roe, Dilan, Env. Health  
**Cc:** Andrew Lavaux; Shawn Munger  
**Subject:** RE: Bockman Rd, San Lorenzo  
**Attachments:** Table A.PDF; 12181000000-ADCH-FIG1-3--0616 -REVIEW2.pdf

Dilan,

We received results for the Bockman Rd site. Due to the tight clays at the site, we were able to collect three samples at 7 feet and 3 samples at 10 feet. Attached is the figure showing the sample locations and a summary of the analytical data. We compared the soil gas results to the most recent Water Board ESLs (February 2016). All VOCs detected were below the corresponding screening levels. In addition, we believe that the mass flow of VOCs at the site is restricted due to the tight clays. Based on these results, we do not believe there is a vapor intrusion concern for the proposed development at the site & vapor mitigation is not necessary, however, VIMS will be installed voluntarily for the project.

Let us know if you have any questions.

Thanks,  
Divya

Divya Bhargava, PE  
Senior Engineer

---

**From:** Roe, Dilan, Env. Health [mailto:Dilan.Roe@acgov.org]  
**Sent:** Tuesday, June 21, 2016 12:35 PM  
**To:** Divya Bhargava  
**Cc:** Andrew Lavaux; Shawn Munger  
**Subject:** RE: Bockman Rd, San Lorenzo

Hi Divya:

I am not able to print the development set document – please resend a file that I can print.

Thanks,

Dilan

**From:** Divya Bhargava [mailto:dbhargava@engeo.com]  
**Sent:** Monday, June 20, 2016 3:23 PM  
**To:** Roe, Dilan, Env. Health <Dilan.Roe@acgov.org>  
**Cc:** Andrew Lavaux <Andrew.Lavaux@paulscorp.com>; Shawn Munger <SMUNGER@engeo.com>  
**Subject:** Bockman Rd, San Lorenzo

Hi Dilan,

It was nice meeting you last week. As discussed, attached is the work plan for additional characterization for your review. Also attached are the development plans you requested. We do not have boring logs for the phase II ESA that

we conducted in 2015, however, attached are the boring logs from geotechnical investigations previously conducted at the site.

We will also be revising the SMP for your review this week. We have the driller scheduled to conduct this work on Wednesday, 6/22. We understand you mentioned that it would take 3 days for you to review but we wanted to get started on it in the meanwhile.

Please let us know if you have any questions.

Thanks,  
Divya

**Divya Bhargava, PE**  
Senior Engineer



ENGEO Incorporated  
2010 Crow Canyon Pl, Suite 250  
San Ramon, CA 94583  
(925) 395-2559 Phone  
(888) 279-2698 Fax  
[www.engeo.com](http://www.engeo.com)

\*\*\*\*\*Due to the potential that information by electronic media can deteriorate, be damaged, lost or modified unintentionally or otherwise, use of this electronic data by anyone other than ENGEO Incorporated shall be at the sole risk of such user and without liability or legal exposure to ENGEO Incorporated. The recipient is responsible for verifying the accuracy of data against governing hard copy documentation. Recipient assumes all risks in the changing or modification of data and revisions or updating of hard copy documents.\*\*\*\*\*

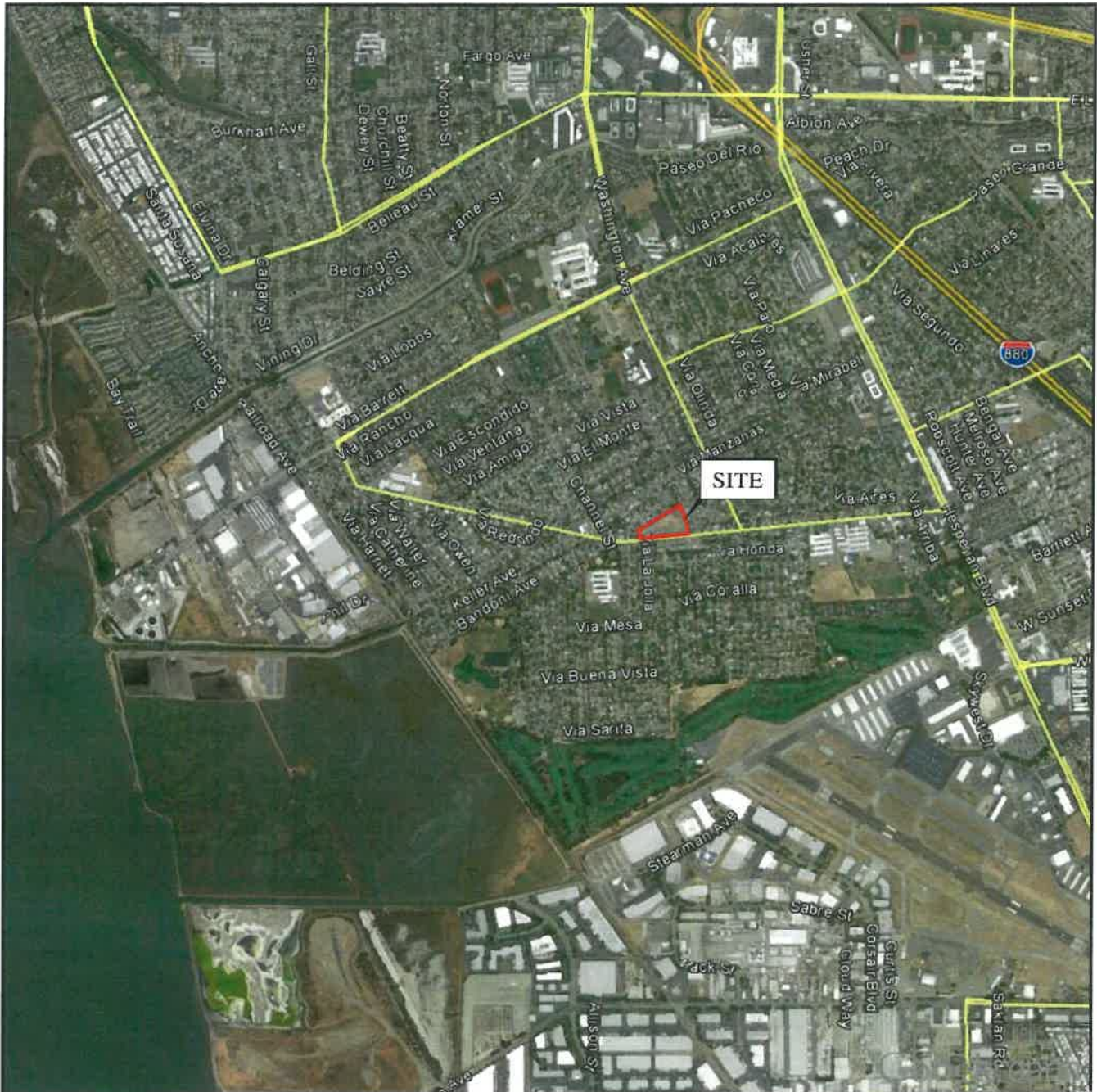
Table A - Summary of Soil Gas Analytical Results

Sample ID	Date	Depth	1,1-Difluoroethane µg/m³	1,3-Butadiene µg/m³	2-Butanone (MEK) µg/m³	4-Methyl-2-Pentanone (MIBK) µg/m³	Acetone µg/m³	Benzene µg/m³	Carbon Disulfide µg/m³	Hexane µg/m³	Tetrachloroethylene (PCE) µg/m³	Toluene µg/m³	Ethyl Benzene µg/m³	m,p-Xylene µg/m³	o-Xylene µg/m³	Styrene µg/m³
RWQCB ESL <sup>1</sup>					5.20E+06		3.20E+07	97			480	3.70E+05	1,700	1.00E+05	1.00E+05	9.40E+05
SG-10 @ 10'	6/24/2016	10	<1.0	2.24	99.8	<1.7	54.1	61.8	34.4	281	<1.8	76.2	<2.0	6.97	<1.6	<1.4
SG-5 @ 10'	6/24/2016	10	<13	<12	<17	<23	46.0	<19	144	<14	<24	<26	<27	<44	<22	<19
SG-6 @ 7'	6/24/2016	7	<1.4	<1.1	<1.5	<2.1	34.0	<1.6	<3.1	<1.8	256	4.14	143	NR	260	<2.2
SG-7 @ 10'	6/24/2016	10	3.42	7.79	23.3	<2.0	10.6	21.9	56.8	184	24.4	20.9	<4.9	<9.9	<4.9	<5.1
SG-8 @ 7'	6/24/2016	7	<1.4	6.14	5.82	9.59	<19	9.18	56.6	20.4	16.7	19.1	232	890	282	5.98
SG-9 @ 7'	6/24/2016	7	<1.4	4.33	<1.5	<2.1	<19	3.84	43.6	6.13	256	9.96	<2.2	4.69	<2.2	<2.2

Notes  
 - means ESL does not exist.  
 <13 indicates result is less than the laboratory reporting limit of 13 µg/m³.

<sup>1</sup> Regional Water Quality Control Board, Environmental Screening Levels - Indoor Air Direct Exposure Human Health Risk Screening Levels (Table IA-1), with an attenuation factor of 0.001 for future residential building, February 2016.

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BASE MAP SOURCE: GOOGLE EARTH MAPPING SERVICE

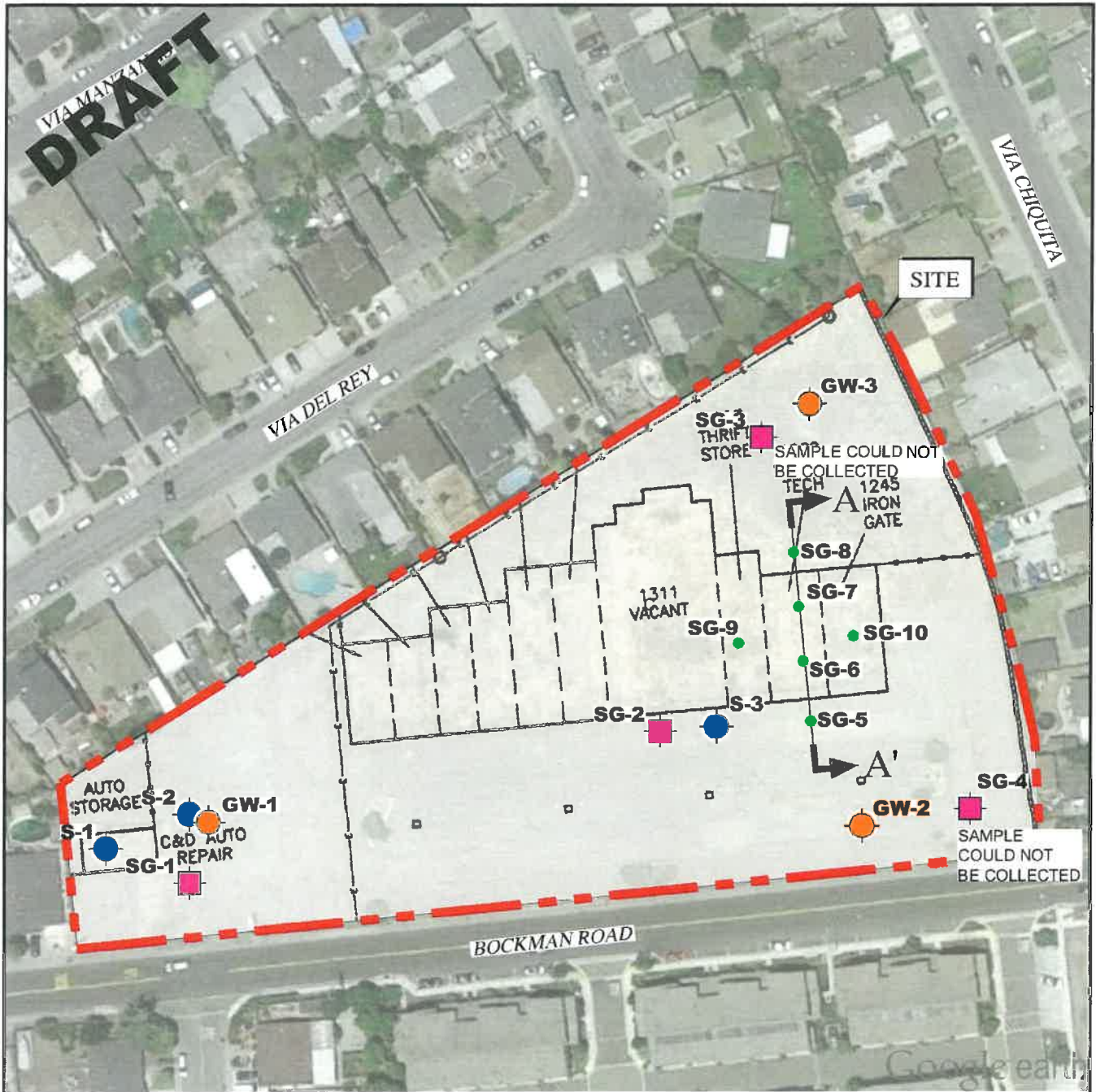


VICINITY MAP  
BOCKMAN ROAD PROPERTY  
SAN LORENZO, CALIFORNIA

PROJECT NO.: 12181.000.000	DRAWN BY: LL	CHECKED BY: SM
SCALE: AS SHOWN		

FIGURE NO.  
**1**

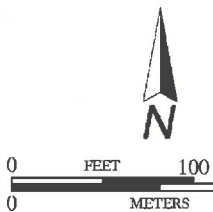
COPYRIGHT © 2016 BY ENGEO INCORPORATED. THIS DOCUMENT MAY NOT BE REPRODUCED IN WHOLE OR IN PART BY ANY MEANS WHATSOEVER, NOR MAY IT BE QUOTED OR EXCERPTED WITHOUT THE EXPRESS WRITTEN CONSENT OF ENGEO INCORPORATED.



**EXPLANATION**

ALL LOCATIONS ARE APPROXIMATE

- SG-10** SOIL GAS SAMPLE (ENGEO, 2016)
- S-3** SOIL SAMPLE (ENGEO, 2015)
- GW-3** GROUNDWATER SAMPLE (ENGEO, 2015)
- SG-4** SOIL GAS SAMPLE (ENGEO, 2015)

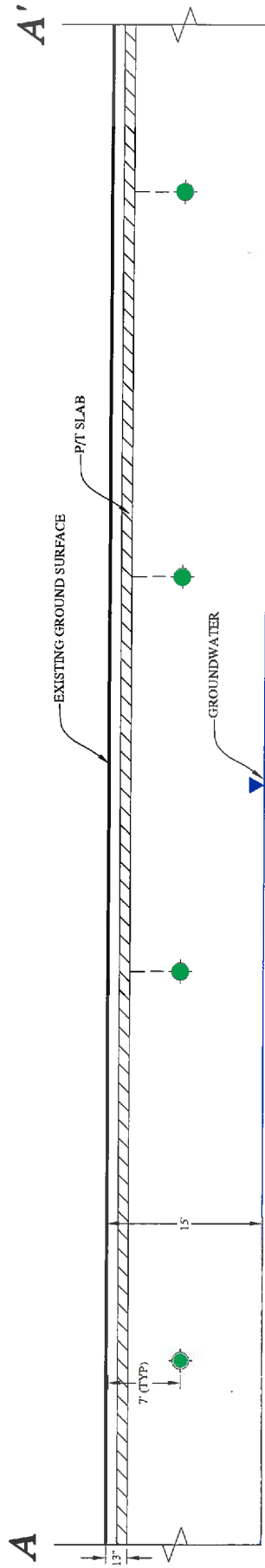


BASE MAP SOURCE: GOOGLE EARTH MAPPING SERVICE AND SECOR, 2004

<p>Expect Excellence</p>	<p><b>SITE PLAN</b></p> <p>BOCKMAN ROAD PROPERTY</p> <p>SAN LORENZO, CALIFORNIA</p>		<p>PROJECT NO.: 12181.000.000</p>	<p>FIGURE NO.</p> <p style="font-size: 2em; font-weight: bold; text-align: center;">2</p>
			<p>SCALE: AS SHOWN</p>	
	<p>DRAWN BY: LL</p>	<p>CHECKED BY: SM</p>		



**DRAFT**



**EXPLANATION**  
ALL LOCATIONS ARE APPROXIMATE  
● PROPOSED SOIL GAS SAMPLE



CROSS SECTION A-A'  
BOCKMAN ROAD PROPERTY  
SAN LORENZO, CALIFORNIA

PROJECT NO: 12181.000.000	FIGURE NO.
SCALE: NO SCALE	3
DRAWING: LL	CONCRETE: SM

ORIGINAL FIGURE PRINTED IN COLOR

## Roe, Dilan, Env. Health

---

**From:** Rogers, John  
**Sent:** Monday, June 27, 2016 4:08 PM  
**To:** Andrew Lavaux; Cho, Andy Hyun-Jae  
**Cc:** Yin, Kyin Yee; Roe, Dilan, Env. Health; Tam, Alan; Michael Gonzales  
**Subject:** RE: 1233 Bockman Road, San Lorenzo

Andrew-

In conjunction with the start of any work, we need to issue the C.6 Stormwater Permit in order to verify the construction BMP's. Did you (or the contractor) provide the \$5000 deposit for this permit to Kyin?

JohnR

**From:** Andrew Lavaux [mailto:Andrew.Lavaux@paulscorp.com]  
**Sent:** Monday, June 27, 2016 3:57 PM  
**To:** Cho, Andy Hyun-Jae <andyhjc@acpwa.org>  
**Cc:** Yin, Kyin Yee <kyin@acpwa.org>; Rogers, John <johnr@acpwa.org>; Roe, Dilan, Env. Health <Dilan.Roe@acgov.org>; Tam, Alan <alant@acpwa.org>; Michael Gonzales <michaelg@dciconst.com>  
**Subject:** Re: 1233 Bockman Road, San Lorenzo

Thanks Andy; I'll let the Contractor know it's ready. We won't begin work until we have verification that no additional sampling or remediation work is required.

Best,

Andrew

Andrew Lavaux | Managing Director – Multifamily Development



100 St. Paul Street, Suite 300 | Denver, CO 80206  
main: 303-371-9000 | direct: 310-463-3211  
email: [Andrew.Lavaux@paulscorp.com](mailto:Andrew.Lavaux@paulscorp.com) | web: [paulscorp.com](http://paulscorp.com)

---

**From:** "Cho, Andy Hyun-Jae" <[andyhjc@acpwa.org](mailto:andyhjc@acpwa.org)>  
**Date:** Monday, June 27, 2016 at 4:12 PM  
**To:** Andrew Lavaux <[Andrew.Lavaux@paulscorp.com](mailto:Andrew.Lavaux@paulscorp.com)>  
**Cc:** "Yin, Kyin Yee" <[kyin@acpwa.org](mailto:kyin@acpwa.org)>, "Rogers, John" <[johnr@acpwa.org](mailto:johnr@acpwa.org)>, "Roe, Dilan, Env. Health" <[Dilan.Roe@acgov.org](mailto:Dilan.Roe@acgov.org)>, "Tam, Alan" <[alant@acpwa.org](mailto:alant@acpwa.org)>  
**Subject:** RE: 1233 Bockman Road, San Lorenzo

Andrew,

Your grading permit is ready for issuance. Please stop by our office to sign and pick up the permit at your earliest convenience.

Thanks,  
Andy

**From:** Andrew Lavaux [<mailto:Andrew.Lavaux@paulscorp.com>]  
**Sent:** Monday, June 27, 2016 8:10 AM  
**To:** Cho, Andy Hyun-Jae <[andyhjc@acpwa.org](mailto:andyhjc@acpwa.org)>  
**Subject:** FW: 1233 Bockman Road, San Lorenzo

Andy,

Does this satisfy your requirement to release the grading permit with the exception noted below by Dilan? I'm eager to pull this permit at the earliest opportunity. Thank you.

Andrew

**Andrew Lavaux | Managing Director – Multifamily Development**



100 St. Paul Street, Suite 300 | Denver, CO 80206  
main: 303-371-9000 | direct: 310-463-3211  
email:[Andrew.Lavaux@paulscorp.com](mailto:Andrew.Lavaux@paulscorp.com) | web: [paulscorp.com](http://paulscorp.com)

---

**From:** "Roe, Dilan, Env. Health" <[Dilan.Roe@acgov.org](mailto:Dilan.Roe@acgov.org)>  
**Date:** Friday, June 24, 2016 at 6:20 PM  
**To:** "Cho, Andy Hyun-Jae" <[andyhjc@acpwa.org](mailto:andyhjc@acpwa.org)>  
**Cc:** Andrew Lavaux <[Andrew.Lavaux@paulscorp.com](mailto:Andrew.Lavaux@paulscorp.com)>, Divya Bhargava <[dbhargava@engeo.com](mailto:dbhargava@engeo.com)>, Michael Gonzales <[michaelg@dciconst.com](mailto:michaelg@dciconst.com)>  
**Subject:** 1233 Bockman Road, San Lorenzo

Andy:

I have met with Andrew Lavaux with the Pauls Corporation and their consultant ENGEO to discuss the proposed development project at 1233 Bockman Road. During the meeting we agreed that additional soil samples were required to rule out potential dry cleaning contaminants in the vicinity of the site where there was a historic cleaner. ENGEO mobilized to the site this week and collected the additional data and we are waiting for laboratory analytical results. I agreed to release a hold on the grading permit subject to the contractor installing a temporary safety fence around the subject area until the test results confirm that no additional sampling or remedial work is required. The developer agrees to proceed at risk under this scenario, and should the test samples come back with detectable amounts of contaminants, the work will immediately cease until a new remediation program is implemented.

I have attached two figures delineating the area where further investigation is being conducted.

Please call me if you have any questions.

**Dilan Roe, P.E.**

*Program Manager – Land Use Program, Local Oversight Program, & Voluntary Remedial Action Program*

Alameda County Department of Environmental Health

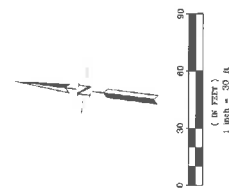
1131 Harbor Bay Parkway

Alameda, CA

510.567.6767; Ext. 36767

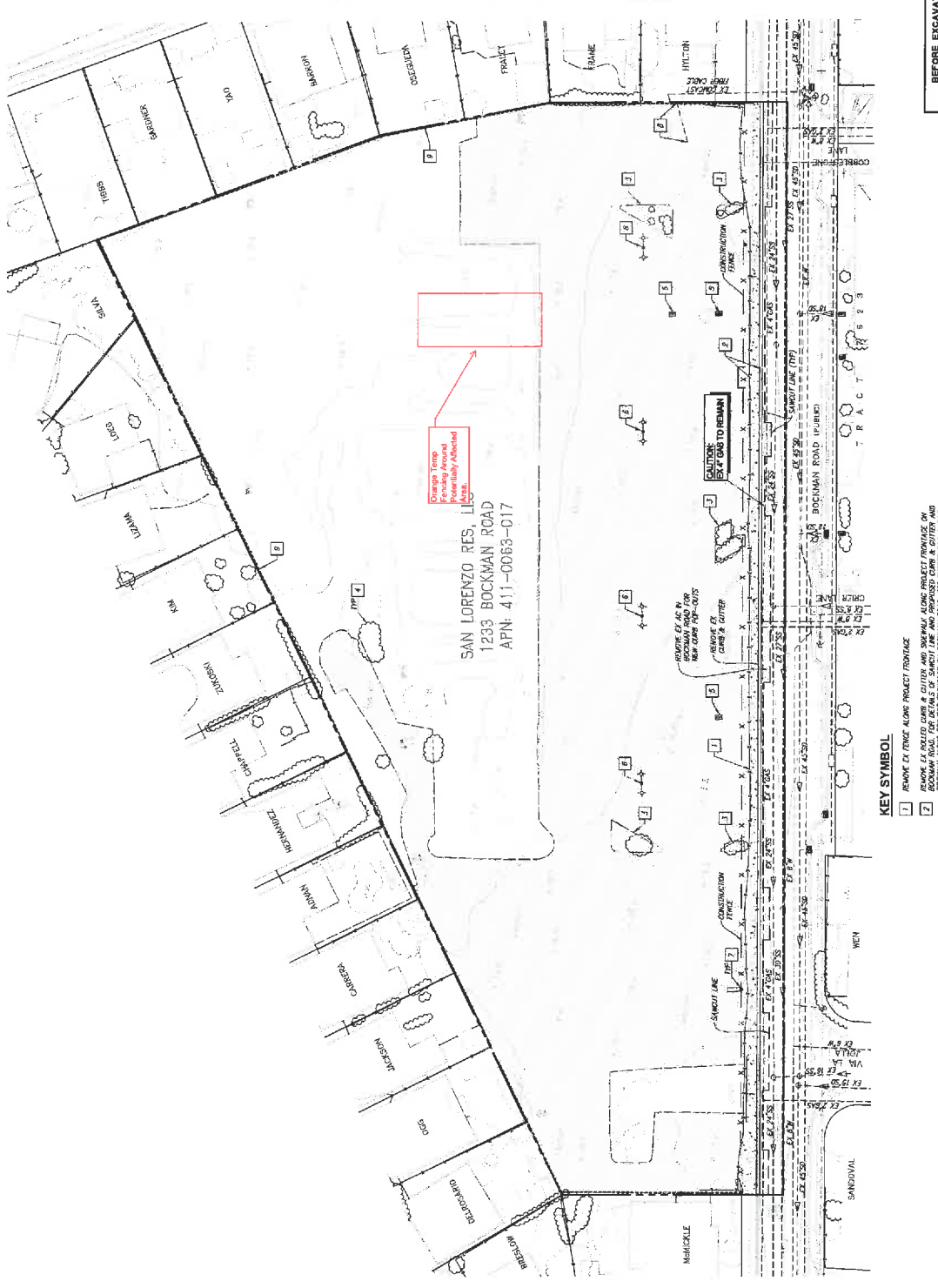
QIC: 30440

[dilan.roe@acgov.org](mailto:dilan.roe@acgov.org)



- NOTES**
1. VERIFY ALL UTILITIES AND ELEVATIONS BEFORE STARTING ANY WORK ON THIS DEMOLITION PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RECORD PLANS FROM THE LOCAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RECORD PLANS FROM THE LOCAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RECORD PLANS FROM THE LOCAL AGENCIES.
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  4. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RECORD PLANS FROM THE LOCAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RECORD PLANS FROM THE LOCAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RECORD PLANS FROM THE LOCAL AGENCIES.
  5. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RECORD PLANS FROM THE LOCAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RECORD PLANS FROM THE LOCAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RECORD PLANS FROM THE LOCAL AGENCIES.
  6. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RECORD PLANS FROM THE LOCAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RECORD PLANS FROM THE LOCAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RECORD PLANS FROM THE LOCAL AGENCIES.

- LEGEND**
- EX DEMOLITION TO BE REMOVED
  - EX ASPHALT PAVEMENT TO BE REMOVED



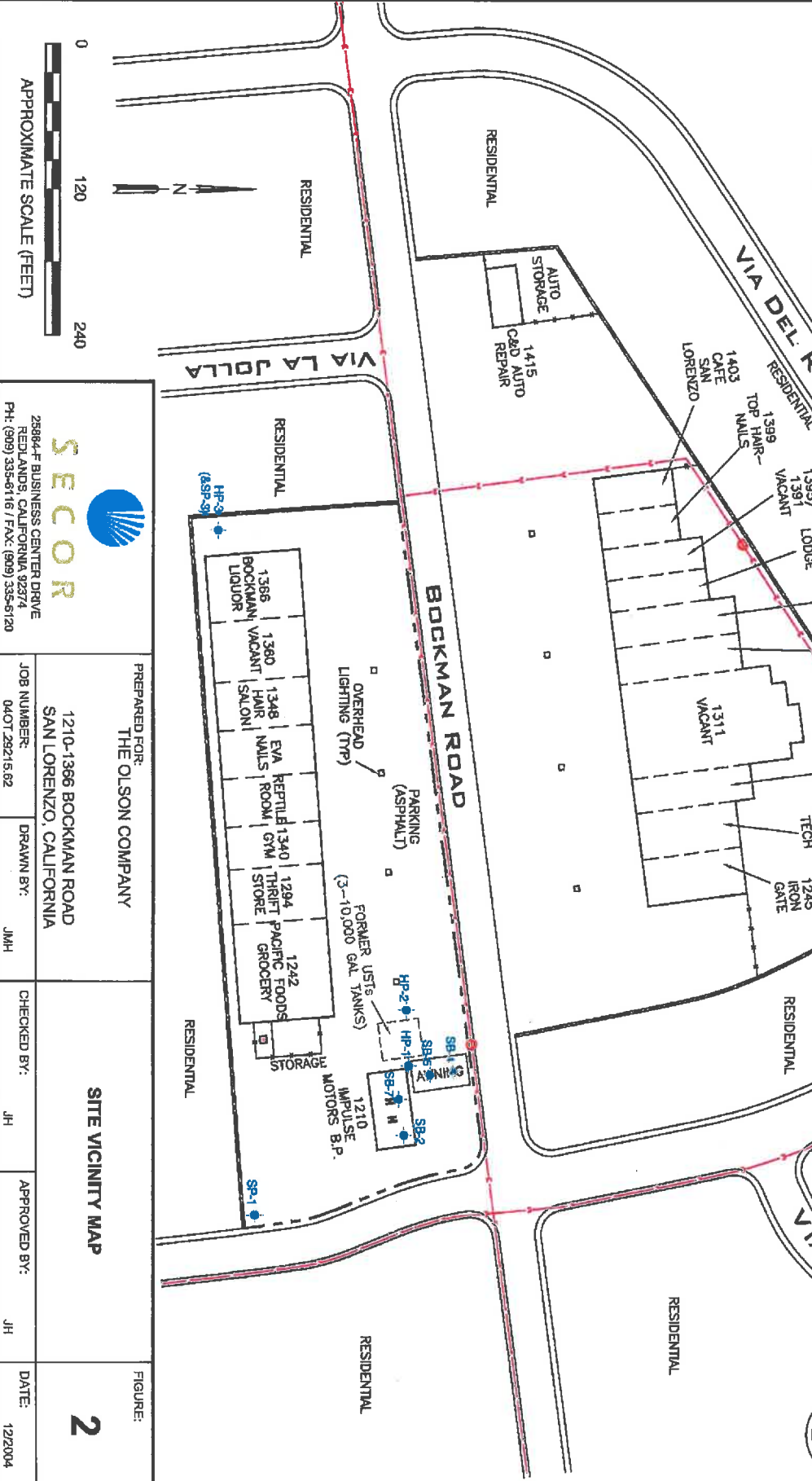
**BEFORE EXCAVATING**  
 - CALL U.S.A.  
**UNDERGROUND SERVICE ALERT**  
 800-227-2600 TOLL FREE.  
 48 HOURS BEFORE ALL  
 PLANNED WORK OPERATIONS

LOCATION AND ELEVATIONS OF ALL EXISTING UTILITIES ARE UNKNOWN. CONTRACTOR TO VERIFY AND VERIFY LOCATIONS PRIOR TO EXCAVATION. CONTRACTOR SHALL CONTACT CIVIL ENGINEER THERE ARE CONFLICTS WITH THE DESIGN.

- KEY SYMBOL**
- 1 REMOVE EX FENCE ALONG PROJECT FRONTAGE
  - 2 REMOVE EX EXISTING CURB & GUTTER AND SIDEWALK ALONG PROJECT FRONTAGE ON BOCKMAN ROAD. SEE SHEETS C41 & C42.
  - 3 REMOVE EX EXISTING CURB & GUTTER AND SIDEWALK ALONG PROJECT FRONTAGE ON BOCKMAN ROAD. SEE SHEETS C41 & C42.
  - 4 REMOVE EX EXISTING ISLAND WITH CURB AND RECS
  - 5 REMOVE EX EXISTING WALK PROJECT SITE
  - 6 REMOVE EX EXISTING STOP SIGN LINES
  - 7 REMOVE EX EXISTING DRIVEWAY
  - 8 REMOVE EX EXISTING FENCE CABLE WITH PROPERTY LINE
  - 9 EX CURB WALL ALONG PROPERTY LINE TO REMAIN

**EXPLANATION**

- SITE BOUNDARY
- CHAINLINK FENCE
- OVERHEAD POWERLINES
- BLOCK WALL
- HYDRAULIC LIFT
- PAD-MOUNTED TRANSFORMER
- POLE-MOUNTED TRANSFORMER
- APPROXIMATE SOIL BORING LOCATION
- SP-1**



**SECOR**

28884-F BUSINESS CENTER DRIVE  
 REDLANDS, CALIFORNIA 92374  
 PH: (909) 335-6116 / FAX: (909) 335-6120

PREPARED FOR:  
**THE OLSON COMPANY**

1210-1366 BOCKMAN ROAD  
 SAN LORENZO, CALIFORNIA

JOB NUMBER:  
 040T 29215.82

DRAWN BY:  
 JMH

**SITE VICINITY MAP**

CHECKED BY:  
 JH

APPROVED BY:  
 JH

FIGURE:  
**2**

DATE:  
 12/2/04

File Path - G:\G000-04\G00 Plans\Olson-04\Son Lorenzo\04S-2921581-FH1\sitevicinity.dwg - Legend: Figure 2

## Roe, Dilan, Env. Health

---

**From:** Andrew Lavaux <Andrew.Lavaux@paulscorp.com>  
**Sent:** Friday, June 24, 2016 7:35 AM  
**To:** Roe, Dilan, Env. Health  
**Cc:** Divya Bhargava  
**Subject:** Re: Bockman Rd, San Lorenzo

Good morning Dilan,

I wanted to provide you with an update on our progress. Engeo completed drilling the six new soil borings (and have retrieved samples from 4). They will be completing the remaining two today.

I know you said we would be proceeding at our own risk absent your approval to our work plan. Thus I wanted to follow up to see if you had reviewed the work plan provided by Engeo. If you find the plan to be satisfactory, would it be possible to release the grading permit today so we can begin initial grading on Monday? As discussed, we would temp fence off the test areas so as not to disturb the soil pending the sample results.

Thanks for your time and consideration.

Andrew

**Andrew Lavaux | Managing Director – Multifamily Development**



100 St. Paul Street, Suite 300 | Denver, CO 80206  
main: 303-371-9000 | direct: 310-463-3211  
email: [Andrew.Lavaux@paulscorp.com](mailto:Andrew.Lavaux@paulscorp.com) | web: [paulscorp.com](http://paulscorp.com)

On Jun 22, 2016, at 1:27 PM, Divya Bhargava <[dbhargava@engeo.com](mailto:dbhargava@engeo.com)> wrote:

Hi Dilan,

Just wanted to confirm if you were able to print the plans that Andrew sent. Let us know if you need anything else.

Thanks,  
Divya

Divya Bhargava, PE  
Senior Engineer

---

**From:** Andrew Lavaux [<mailto:Andrew.Lavaux@paulscorp.com>]  
**Sent:** Tuesday, June 21, 2016 12:58 PM  
**To:** Roe, Dilan, Env. Health; Divya Bhargava

## Roe, Dilan, Env. Health

---

**From:** Andrew Lavaux <Andrew.Lavaux@paulscorp.com>  
**Sent:** Monday, June 20, 2016 3:49 PM  
**To:** Divya Bhargava; Roe, Dilan, Env. Health  
**Cc:** Shawn Munger  
**Subject:** Re: Bockman Rd, San Lorenzo  
**Attachments:** EG Structural plan Sb4C-1.pdf; EH Grading Plans - Tract 8284-Grading.pdf; EH Structural detail plan.pdf

Divya,

Thank you for sending the plan. I noticed a few pages of the improvement drawings were missing.

**Dilan**, please find attached the supplementary Civil and Structural sheets which should accompany the Architectural plans previously sent.

Thanks again for working us into your schedule. As Divya mentioned below, we are respectful of your (3) day review of our work plan and are proceeding at our own risk with drilling operations on Wednesday.

Best regards,

Andrew

**Andrew Lavaux | Managing Director – Multifamily Development**



100 St. Paul Street, Suite 300 | Denver, CO 80206  
main: 303-371-9000 | direct: 310-463-3211  
email: [Andrew.Lavaux@paulscorp.com](mailto:Andrew.Lavaux@paulscorp.com) | web: [paulscorp.com](http://paulscorp.com)

---

**From:** Divya Bhargava <[dbhargava@engeo.com](mailto:dbhargava@engeo.com)>  
**Date:** Monday, June 20, 2016 at 4:22 PM  
**To:** "Roe, Dilan, Env. Health" <[Dilan.Roe@acgov.org](mailto:Dilan.Roe@acgov.org)>  
**Cc:** Andrew Lavaux <[Andrew.Lavaux@paulscorp.com](mailto:Andrew.Lavaux@paulscorp.com)>, Shawn Munger <[SMUNGER@engeo.com](mailto:SMUNGER@engeo.com)>  
**Subject:** Bockman Rd, San Lorenzo

Hi Dilan,

It was nice meeting you last week. As discussed, attached is the work plan for additional characterization for your review. Also attached are the development plans you requested. We do not have boring logs for the phase II ESA that we conducted in 2015, however, attached are the boring logs from geotechnical investigations previously conducted at the site.



We will also be revising the SMP for your review this week. We have the driller scheduled to conduct this work on Wednesday, 6/22. We understand you mentioned that it would take 3 days for you to review but we wanted to get started on it in the meanwhile.

Please let us know if you have any questions.

Thanks,  
Divya

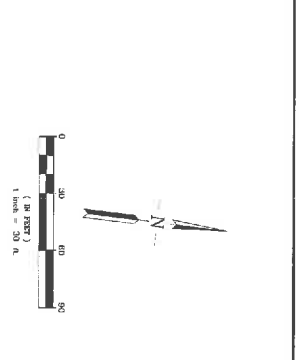
**Divya Bhargava, PE**  
Senior Engineer



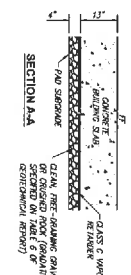
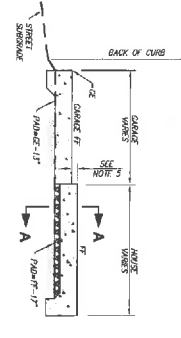
ENGEO Incorporated  
2010 Crow Canyon Pl, Suite 250  
San Ramon, CA 94583  
(925) 395-2559 Phone  
(888) 279-2698 Fax  
[www.engeo.com](http://www.engeo.com)

\*\*\*\*\*Due to the potential that information by electronic media can deteriorate, be damaged, lost or modified unintentionally or otherwise, use of this electronic data by anyone other than ENGEO Incorporated shall be at the sole risk of such user and without liability or legal exposure to ENGEO Incorporated. The recipient is responsible for verifying the accuracy of data against governing hard copy documentation. Recipient assumes all risks in the changing or modification of data and revisions or updating of hard copy documents. \*\*\*\*\*





- NOTES:**
1. REMEDIAL GRADING LIMITS OF OVERCROWNING ON LAKE TREATMENT FOR BUILDING PAD SURROUND IS 3 FEET MINIMUM BEYOND PERIMETER OF BUILDING FOOTPRINT.
  2. FOR THE OVERCROWNING OPTION, OVERCROWNING 24 INCHES BEYOND PERIMETER OF BUILDING PAD SURROUND IS 3 FEET MINIMUM BEYOND PERIMETER OF BUILDING FOOTPRINT.
  3. FOR THE TIME PERMITMENT OPTION, OVERCROWNING 24 INCHES BEYOND PERIMETER OF BUILDING PAD SURROUND IS 3 FEET MINIMUM BEYOND PERIMETER OF BUILDING FOOTPRINT.
  4. FOR ADDITIONAL RECOMMENDATIONS REGARDING THE PREPARATION OF THE SUBGRADE FOR THE PROPOSED BUILDING PADS AND GARAGE PADS, REFER TO THE SOIL REPORT TITLED "GEOCHEMICAL INVESTIGATION, 1233 BROOKMAN ROAD, SAN LORENZO, CALIFORNIA," DATED 7 OCTOBER 2015, PREPARED BY LANCIAN ENGINEER, FOLLO.
  5. \* FOR REGULAR LIMIT AND \* FOR ACCESSIBLE LIMIT.
  6. ALL REMEDIAL GRADING NECESSARY SHOWN ON THIS PLAN IS PROPOSED AND REQUIRED BY LANCIAN ENGINEER, FOLLO (THE PROJECT GEOLOGICAL ENGINEER).



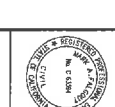
**TYPICAL PAD GRADING SECTION**  
NOT TO SCALE

REVISIONS:  
DATE: 05/20/15  
BY: JWA  
CHKD: JWA  
APP'D: JWA  
PROJECT NO.: 151172

SHEET NO. **C6.1**  
23 OF 23 SHEETS  
151172

NO.	DATE	BY	CHKD	APP'D	REVISIONS
1	05/20/15	JWA	JWA	JWA	ISSUED FOR PERMITTING

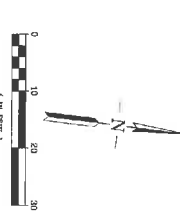
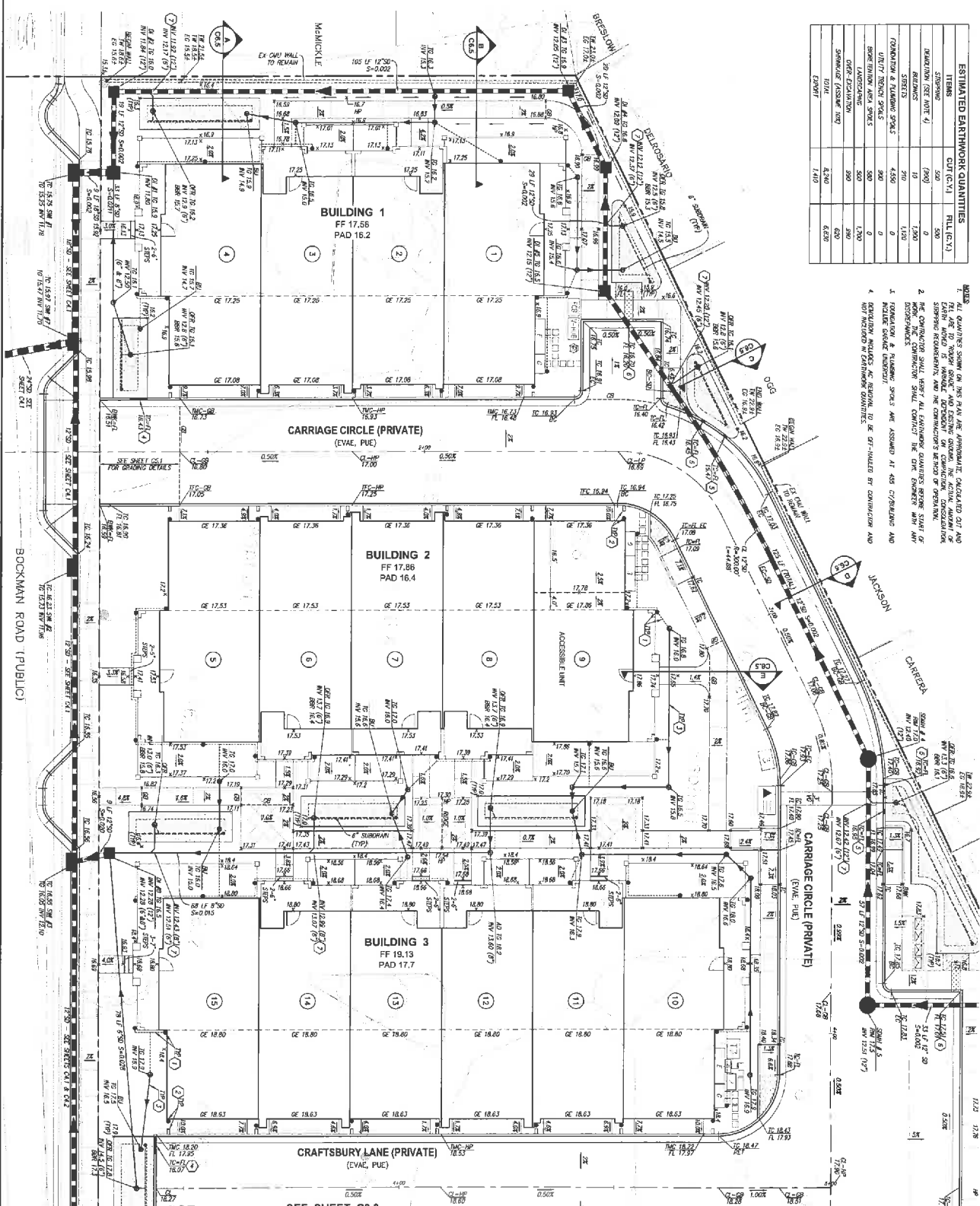
**IMPROVEMENT PLANS**  
**TRACT 8284 - THE BUNGALOWS**  
**REMEDIAL GRADING PLAN**  
SAN LORENZO, ALAMEDA COUNTY, CALIFORNIA  
FOR: SAN LORENZO RES, LLC



**RJA**  
**RUGGERI-JENSEN-AZAR**  
ENGINEERS • PLANNERS • SURVEYORS  
4000 CHABOT DRIVE SUITE 200, RAYCOTE, CA 94583  
PHONE: (925) 227-2100 FAX: (925) 227-2400

ESTIMATED EARTHWORK QUANTITIES			
ITEMS	CU (C.Y.)	FILL (C.Y.)	EXCAVATION (C.Y.)
STIPING	500	500	0
GRAVEL (2" MIN. S&S)	0	0	0
GRAVEL (3" MIN. S&S)	0	0	0
GRAVEL (4" MIN. S&S)	0	0	0
GRAVEL (5" MIN. S&S)	0	0	0
GRAVEL (6" MIN. S&S)	0	0	0
GRAVEL (7" MIN. S&S)	0	0	0
GRAVEL (8" MIN. S&S)	0	0	0
GRAVEL (9" MIN. S&S)	0	0	0
GRAVEL (10" MIN. S&S)	0	0	0
GRAVEL (11" MIN. S&S)	0	0	0
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GRAVEL (92" MIN. S&S)	0	0	0
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GRAVEL (94" MIN. S&S)	0	0	0
GRAVEL (95" MIN. S&S)	0	0	0
GRAVEL (96" MIN. S&S)	0	0	0
GRAVEL (97" MIN. S&S)	0	0	0
GRAVEL (98" MIN. S&S)	0	0	0
GRAVEL (99" MIN. S&S)	0	0	0
GRAVEL (100" MIN. S&S)	0	0	0

NOTES:  
 1. ALL QUANTITIES SHOWN ON THIS PLAN ARE APPROXIMATE. CALCULATED ON THE BASIS OF THE EXISTING GRADE AND DESIGN GRADE. THE ACTUAL QUANTITY OF EARTHWORK SHALL BE DETERMINED BY THE ACTUAL QUANTITY OF EARTHWORK SHOWN ON THE FINAL CONSTRUCTION DRAWINGS.  
 2. THE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THIS PLAN BY FIELD MEASUREMENT. CONTACT THE CIVIL ENGINEER WITH ANY DISCREPANCIES.  
 3. EROSION CONTROL MEASURES SHALL BE INSTALLED AT ALL EXCAVATION AND FILL AREAS.  
 4. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND REMOVED UPON COMPLETION OF THE PROJECT.



NOTES:  
 1. DRAINAGE SHALL BE INSTALLED PER STORM DRAIN SCHEDULES SHOWN ON SHEET C12.  
 2. AREA DRAIN SHALL BE INSTALLED PER STORM DRAIN NOTE 7 ON SHEET C12.  
 3. BASED UP (BU) AND OVERTOP ASBEST (OTA) SHALL BE INSTALLED PER DETAILS ON SHEET C12.  
 4. SEE EROSION CONTROL SCHEDULES FOR EROSION CONTROL MEASURES TO BE INSTALLED.  
 5. SEE EROSION CONTROL SCHEDULES FOR EROSION CONTROL MEASURES TO BE MAINTAINED THROUGHOUT CONSTRUCTION AND REMOVED UPON COMPLETION OF THE PROJECT.

KEY SYMBOLS:  
 1. DRAINAGE/STORM DRAIN CONNECTION TO AREA DRAIN  
 2. LAYBACK PER DETAIL 3/21.3 CASE A  
 3. ZONE/STORM DRAIN CONNECTION PER DETAIL 3/21.3 CASE B  
 4. CENTER OF 12" WIDE CURB DRAINING PER DETAIL 3/21.3 CASE C  
 5. CENTER OF 12" WIDE CURB DRAINING PER DETAIL 3/21.3 CASE D  
 6. CENTER OF 12" WIDE CURB DRAINING PER DETAIL 3/21.3 CASE E  
 7. STORM DRAIN SIDE CONNECTION PER DETAIL 3/21.3 CASE F

REVISIONS:

NO.	DATE	BY	CHK	CITY
1	04-11-18	ML	ML	ML

DATE: 04-11-18  
 SHEET NO: C62  
 OF 33 SHEETS  
 151072

FOR: SAN LORENZO RES, LLC

IMPROVEMENT PLANS  
 TRACT 8284 - THE BUNGALOWS  
**FINE GRADING PLAN**  
 SAN LORENZO, ALAMEDA COUNTY, CALIFORNIA  
 FOR: SAN LORENZO RES, LLC

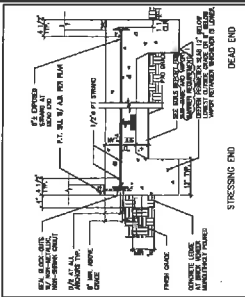
**RJA**  
 RUGGERI-JENSEN-AZAR  
 ENGINEERS • PLANNERS • SURVEYORS  
 4800 MARSH ROAD, SUITE 100, REDWOOD CITY, CA 94063  
 PHONE: (650) 337-9300 FAX: (650) 337-9302



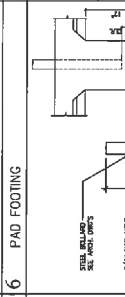
PROJECT NUMBER	2015-216
DATE	10-21-2015
REVISIONS	
CITY PLAN CHECK	02-11-2015

SCALE: 1"=1'-0"

SHEET  
 SD2



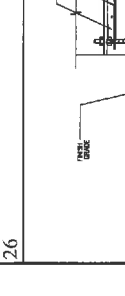
1 Δ TYP. THICKENED EDGE



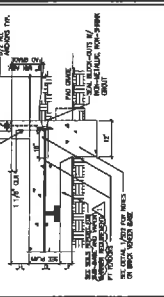
6 PAD FOOTING



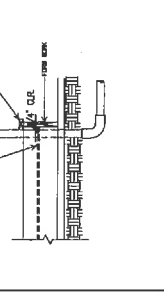
11 TYP. CORNER DETAIL



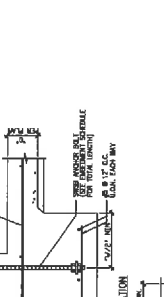
7 STEEL BOLLARD IN GARAGE



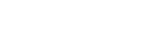
2 Δ TYP. THICKENED EDGE W/ CURB



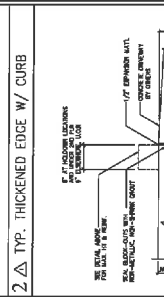
12 MINIMUM CLEARANCE @ PIPES



8 TYP. TENDON LAYOUT AT OPENING



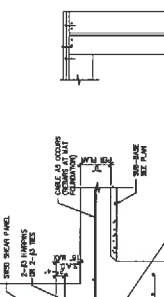
9 TYP. HD, HRT HOLD-DOWN



3 Δ TYP. SLAB EDGE AT GARAGE



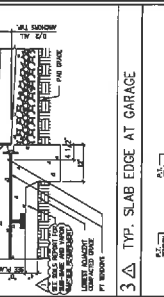
13 PARTY WALL @ GARAGE



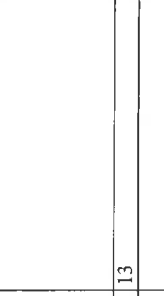
14 TYP. INT. SLAB AT BRG/SHEAR WALL



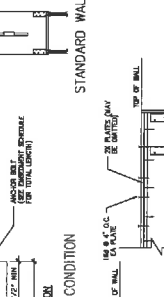
5 Δ TYP. INT. SLAB @ BRG/SHEAR WALL



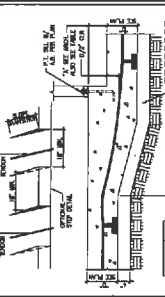
15 PARTY WALL @ GARAGE



16 PARTY WALL @ GARAGE



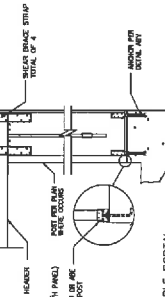
17 PARTY WALL @ GARAGE



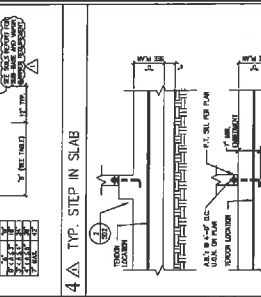
18 PARTY WALL @ GARAGE



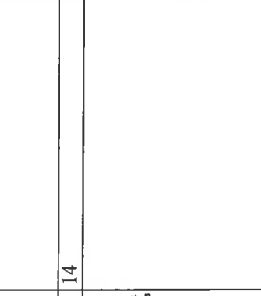
19 PARTY WALL @ GARAGE



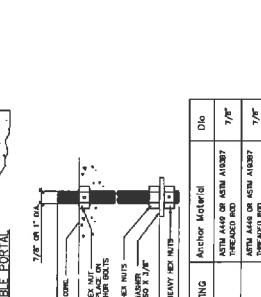
20 PARTY WALL @ GARAGE



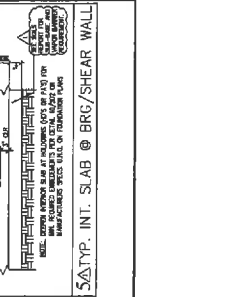
21 PARTY WALL @ GARAGE



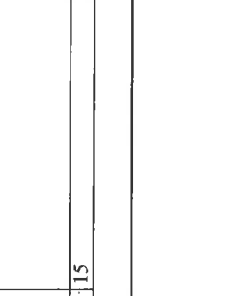
22 PARTY WALL @ GARAGE



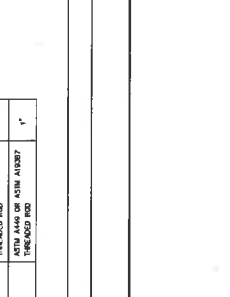
23 PARTY WALL @ GARAGE



24 PARTY WALL @ GARAGE



25 PARTY WALL @ GARAGE



26 PARTY WALL @ GARAGE

**ANCHORS AND MIN FOOTING**

Anchor	Min Footing	Min Embedment	Min Spacing	Min Spacing	Min Spacing
SWISS 12x	10"	20"	24"	48"	48"
SWISS 16x	14"	28"	36"	72"	72"
SWISS 24x	18"	36"	48"	96"	96"

## Roe, Dilan, Env. Health

---

**From:** Divya Bhargava <dbhargava@engeo.com>  
**Sent:** Monday, June 20, 2016 3:23 PM  
**To:** Roe, Dilan, Env. Health  
**Cc:** Andrew Lavaux; Shawn Munger  
**Subject:** Bockman Rd, San Lorenzo  
**Attachments:** 12181000000\_2016-06-20\_Bockman Rd Env Characterization Workplan.pdf; 2016-06-16\_The Bungalows\_Env Health Set.pdf; 2004 and 2015 boring logs.pdf

Hi Dilan,

It was nice meeting you last week. As discussed, attached is the work plan for additional characterization for your review. Also attached are the development plans you requested. We do not have boring logs for the phase II ESA that we conducted in 2015, however, attached are the boring logs from geotechnical investigations previously conducted at the site.

We will also be revising the SMP for your review this week. We have the driller scheduled to conduct this work on Wednesday, 6/22. We understand you mentioned that it would take 3 days for you to review but we wanted to get started on it in the meanwhile.

Please let us know if you have any questions.

Thanks,  
Divya

Divya Bhargava, PE  
Senior Engineer



ENGEO Incorporated  
2010 Crow Canyon Pl, Suite 250  
San Ramon, CA 94583  
(925) 395-2559 Phone  
(888) 279-2698 Fax  
[www.engeo.com](http://www.engeo.com)

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## Roe, Dilan, Env. Health

---

**From:** Andrew Lavaux <Andrew.Lavaux@paulscorp.com>  
**Sent:** Monday, June 13, 2016 9:44 AM  
**To:** Roe, Dilan, Env. Health  
**Subject:** 1233 Bockman Road - APN #411-63-17

Good Morning Dilan,

I hope you had a great weekend. I wanted to thank you again for time and consideration in reviewing our project earlier than the typical timeframe; especially considering your group's large work load. If there is anything further I can provide to help resolve this case please don't hesitate to let me know.

Best regards,

Andrew

**Andrew Lavaux | Managing Director – Multifamily Development**



100 St. Paul Street, Suite 300 | Denver, CO 80206  
main: 303-371-9000 | direct: 310-463-3211  
email: [Andrew.Lavaux@paulscorp.com](mailto:Andrew.Lavaux@paulscorp.com) | web: [paulscorp.com](http://paulscorp.com)

## Roe, Dilan, Env. Health

---

**From:** Andrew Lavaux <Andrew.Lavaux@paulscorp.com>  
**Sent:** Thursday, June 9, 2016 11:25 AM  
**To:** Roe, Dilan, Env. Health  
**Subject:** 1233 Bockman Road - APN 411-0063-017-00  
**Attachments:** img-609122128-0001.pdf

Dilan,

Thanks again for your time today to talk about our project. As promised, please find attached the articles within the original Board of Supervisors' Conditions of Approval related to the hazardous materials mitigation measure.

If you have any questions or need anything further please don't hesitate to contact me.

Best,

Andrew

**Andrew Lavaux | Managing Director – Multifamily Development**



100 St. Paul Street, Suite 300 | Denver, CO 80206  
main: 303-371-9000 | direct: 310-463-3211  
email: [Andrew.Lavaux@paulscorp.com](mailto:Andrew.Lavaux@paulscorp.com) | web: [paulscorp.com](http://paulscorp.com)



water supplies are not substantially adversely affected by project activities. Pursuant to CEQA Guidelines Section 15091(a)(1), the County finds that Mitigation Measure HYD-2 is incorporated into the project via conditions of approval, and will reduce Impact HYD-2 to a less-than-significant level.

### **3.7 Public Health and Safety**

**Impact HAZ-1:** Demolition of structures containing lead-based paint, asbestos-containing building materials, or other hazardous materials could release airborne particles of hazardous materials, which may affect construction workers, nearby schools, and the general public.

**Mitigation Measure HAZ-1:** As a condition of approval for any demolition permit for a structure at the project site, a lead-based paint and asbestos-containing material survey shall be performed at the structure by a qualified environmental professional. Based on the findings of the survey, all loose and peeling lead-based paint and identified asbestos hazards shall be abated by a certified contractor in accordance with federal and State requirements. Other hazardous wastes generated during demolition activities, such as fluorescent light tubes and mercury switches, shall be managed and disposed of in accordance with existing hazardous waste regulations. All lead-based paint, asbestos-containing materials, and other hazardous wastes shall be transported from the project site under hazardous waste manifests in accordance with all applicable Department of Transportation hazardous waste regulations. Federal and State construction worker health and safety regulations shall apply to demolition activities, and any required worker health and safety procedures shall be incorporated into the demolition specifications for the project.

**Findings for Impact HAZ-1:** Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen Impact HAZ-1, as identified in the Final EIR. The County finds that identifying asbestos and lead-based paint within the project site, and the abatement of these materials are feasible and will reduce health risks associated with lead and asbestos to a less-than-significant level. This measure constitutes standard protocol for reducing human health risks associated with lead-based paint and asbestos. Pursuant to CEQA Guidelines Section 15091(a)(1), the County finds that Mitigation Measure HAZ-1 is incorporated into the project via conditions of approval, and will reduce Impact HAZ-1 to a less-than-significant level.

**Impact HAZ-2:** Construction activities may result in releases of contaminants from soils that may affect construction workers, future residents, nearby schools, and the general public.

**Mitigation Measure HAZ-2a:** Prior to approval of any construction or grading permits for the project site, the applicant shall be required to submit certification that all identified petroleum-affected soils have been remediated at the project site. The certification shall be performed by a qualified environmental professional and shall include documentation of the removal of petroleum-affected soils, results from verification soil samples from excavation side walls confirming that all soils above RWQCB ESLs for residential land uses have been removed, and waste manifests documenting the proper off-site disposal of these soils. This certification shall be submitted to Alameda County Certified Unified Program Agency for review and approval.

**Mitigation Measure HAZ-2b:** Prior to approval of any construction or grading permits for the project site, the applicant shall be required to prepare a project-specific Risk Management Plan (RMP) with provisions to protect construction workers and the nearby public from health risks from contamination that may be discovered during project development as well as provide management procedures during removal. The RMP shall describe required worker health and safety provisions for all workers potentially exposed to contaminated materials at the site, including air monitoring strategies. The RMP shall also provide procedures to be undertaken in the event that previously unreported contamination or subsurface hazards are discovered during construction; incorporate construction safety measures for excavation and other construction activities; establish procedures for the safe storage, stockpiling, use, and disposal of contaminated soils and other hazardous materials at the project site; provide emergency response procedures; and designate personnel responsible for implementation of the RMP during construction. The RMP shall be submitted to Alameda County Certified Unified Program Agency for review and approval.

**Findings for Impact HAZ-2:** Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen Impact HAZ-2, as identified in the Final EIR. The County finds that requiring certification that all identified petroleum-affected soils have been remediated at the project site, and the preparation of a Risk Management Plan for contamination that may be discovered during project development, will minimize the potential hazard. This mitigation will help to ensure that contaminated soils do not adversely affect human or environmental health. Pursuant to CEQA Guidelines Section 15091(a)(1), the County finds that Mitigation Measures HAZ-2a and HAZ-2b are incorporated into the project via conditions of approval, and will reduce Impact HAZ-2 to a less-than-significant level.

**Impact HAZ-3:** Improper use, storage, or disposal of hazardous materials during construction activities could result in releases affecting construction workers, the public, and the environment.

**Mitigation Measure HAZ-3:** The preparation and implementation of the RMP, as required in Mitigation Measure HAZ-2b, would reduce the potential impacts of hazardous materials use, storage and disposal during construction to a less-than-significant level. No additional mitigation is required.

**Findings for Impact HAZ-3:** Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen Impact HAZ-3, as identified in the Final EIR. The County finds that a RMP is a feasible mitigation measure and will reduce risks associated with the use of hazardous materials during the construction period to a less-than-significant level. A RMP is considered to minimize environmental effects associated with the leakage or spill of hazardous materials used during the construction period. Pursuant to CEQA Guidelines Section 15091(a)(1), the County finds that Mitigation Measure HAZ-3 is incorporated into the project via conditions of approval, and will reduce Impact HAZ-3 to a less-than-significant level.

### 3.8 Water and Wastewater

**Impact UTIL-1:** The existing sewer lines in Bockman Road may not have adequate capacity to serve the proposed project.

## Roe, Dilan, Env. Health

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**From:** Le, Teena, Env. Health  
**Sent:** Thursday, June 9, 2016 10:02 AM  
**To:** Roe, Dilan, Env. Health  
**Subject:** FW: 1233 Bockman Road - San Lorenzo

**Importance:** High

Hi Dilan,

Do you have time this morning to review this potential non case VRAP? I spoke with Andrew this morning and he says they are preparing to take legal action if they don't receive a response from us.

Teena

**From:** Andrew Lavaux [mailto:Andrew.Lavaux@paulscorp.com]  
**Sent:** Tuesday, June 07, 2016 12:50 PM  
**To:** Roe, Dilan, Env. Health <Dilan.Roe@acgov.org>  
**Cc:** Le, Teena, Env. Health <Teena.Le@acgov.org>  
**Subject:** 1233 Bockman Road - San Lorenzo

Good Afternoon Dilan,

I just left a voicemail on your office line regarding the aforementioned project. I realize your department has a heavier than normal workload due to the number of ongoing projects. However, it's been a couple of weeks since we submitted our review request and are anxiously awaiting word from your team's discussion. This issue is the only item precluding us from starting the project and after you review the paperwork you'll agree that this is a non-case that shouldn't have even made its way to your desk.

We have provided the necessary documentation that addressed Andy Cho's concern; which is related to the Phase I site. This phase had a storage tank, which was properly removed by the previous developer, they provided a certified closure report and subsequently built out the site in 2008. The environmental reports for our site (Phase II area) illustrates that there were no impacts identified on the site. I highlighted Andy's remarks below where he agrees with this assessment, but is deferring to your group for 'documented approval' that the mitigation measures were satisfied.

I'm eager to wrap up this case as soon as possible so if there's anything further I can provide to facilitate closeout to this matter please don't hesitate to contact me at the number below.

Best regards,

Andrew  
310.463.3211

## Roe, Dilan, Env. Health

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**From:** Le, Teena, Env. Health  
**Sent:** Monday, June 6, 2016 2:55 PM  
**To:** Roe, Dilan, Env. Health  
**Subject:** FW: 1233 Bockman Road - San Lorenzo

**From:** Andrew Lavaux [mailto:Andrew.Lavaux@paulscorp.com]  
**Sent:** Monday, June 06, 2016 2:20 PM  
**To:** Le, Teena, Env. Health <Teena.Le@acgov.org>  
**Subject:** Re: 1233 Bockman Road - San Lorenzo

Good Afternoon Teena,

Any news on our case? Pending the outcome of your decision we'll be able to pull our permit and start the project so I'm hoping we'll hear something soon. Thanks again for your help.

Best,

Andrew

**Andrew Lavaux | Managing Director – Multifamily Development**



100 St. Paul Street, Suite 300 | Denver, CO 80206  
main: 303-371-9000 | direct: 310-463-3211  
email: [Andrew.Lavaux@paulscorp.com](mailto:Andrew.Lavaux@paulscorp.com) | web: [paulscorp.com](http://paulscorp.com)

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**From:** "Le, Teena, Env. Health" <[Teena.Le@acgov.org](mailto:Teena.Le@acgov.org)>  
**Date:** Wednesday, June 1, 2016 at 8:22 AM  
**To:** Andrew Lavaux <[Andrew.Lavaux@paulscorp.com](mailto:Andrew.Lavaux@paulscorp.com)>  
**Subject:** RE: 1233 Bockman Road - San Lorenzo

Hi Andrew,

Thank you for checking in. I hope you enjoyed your weekend as well. Unfortunately, we haven't been able to make a determination for your site yet because we ran into a few complicated cases that took a lot of time. I am trying to schedule more time with my supervisor this week to continue our review for the rest of the cases in our queue. Thank you for your continued patience.

Teena Le  
Land Use, Local Oversight, & Voluntary Remedial Action Program  
Alameda County Environmental Health  
1131 Harbor Bay Parkway  
Alameda, CA 94502

510.567.6772  
QIC: 30440  
[teena.le@acgov.org](mailto:teena.le@acgov.org)

LOP & VRAP website: <http://www.acgov.org/aceh/lop>  
Land Use website: <http://www.acgov.org/aceh/landuse>

**From:** Andrew Lavaux [<mailto:Andrew.Lavaux@paulscorp.com>]  
**Sent:** Tuesday, May 31, 2016 7:55 AM  
**To:** Le, Teena, Env. Health <[Teena.Le@acgov.org](mailto:Teena.Le@acgov.org)>  
**Subject:** 1233 Bockman Road - San Lorenzo

Good Morning Teena,

I hope you had a nice holiday weekend. Sorry to be a nudge but I wanted to see if your group has reached a decision regarding our project. I know you have many more priorities than just our project so I want to be respectful of your time. Let me know at your convenience. Additionally, I'll be in town tomorrow and Thursday if we need to meet for any reason. Thank you.

Best regards,

Andrew

**Andrew Lavaux | Managing Director – Multifamily Development**



100 St. Paul Street, Suite 300 | Denver, CO 80206  
main: 303-371-9000 | direct: 310-463-3211  
email: [Andrew.Lavaux@paulscorp.com](mailto:Andrew.Lavaux@paulscorp.com) | web: [paulscorp.com](http://paulscorp.com)

## Roe, Dilan, Env. Health

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**From:** Le, Teena, Env. Health  
**Sent:** Friday, May 20, 2016 11:22 AM  
**To:** Divya Bhargava; Andrew Lavaux; Roe, Dilan, Env. Health  
**Cc:** Jeff Adams; Scott Schoeman; Lepere, Bill; Cho, Andy Hyun-Jae  
**Subject:** RE: Early Grading Permit  
**Attachments:** Alameda County Voluntary Remedial Action Preliminary Review APPLICATION ....pdf

Hi Divya,

Thank you for uploading the reports. Please fill out the attached Request for Preliminary Site Review Application form and return to me. Once we receive the application and payment, the site will be added to our queue for review.

Thank you,

Teena Le  
Land Use, Local Oversight, & Voluntary Remedial Action Program  
Alameda County Environmental Health  
1131 Harbor Bay Parkway  
Alameda, CA 94502  
510.567.6772  
QIC: 30440  
[teena.le@acgov.org](mailto:teena.le@acgov.org)

LOP & VRAP website: <http://www.acgov.org/aceh/lop>  
Land Use website: <http://www.acgov.org/aceh/landuse>

**From:** Divya Bhargava [mailto:dbhargava@engeo.com]  
**Sent:** Friday, May 20, 2016 11:08 AM  
**To:** Andrew Lavaux <Andrew.Lavaux@paulscorp.com>; Roe, Dilan, Env. Health <Dilan.Roe@acgov.org>  
**Cc:** Jeff Adams <jaa@engeo.com>; Scott Schoeman <Scott.Schoeman@paulscorp.com>; Lepere, Bill <bill@acpwa.org>; Le, Teena, Env. Health <Teena.Le@acgov.org>; Cho, Andy Hyun-Jae <andyhjc@acpwa.org>  
**Subject:** RE: Early Grading Permit

Teena –

I have uploaded the following reports pertaining to the Property onto ACEH's ftp website:

- Phase I ESA report prepared by ENGEO (2015)
- Phase II ESA report prepared by ENGEO (2015)
- Site Management Plan prepared by ENGEO (2016)
- Phase II ESA report prepared by SECOR (2004)

Thanks,  
Divya

Divya Bhargava, PE  
Senior Engineer

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**From:** Andrew Lavaux [mailto:[Andrew.Lavaux@paulscorp.com](mailto:Andrew.Lavaux@paulscorp.com)]  
**Sent:** Friday, May 20, 2016 10:25 AM  
**To:** Roe, Dilan, Env. Health; Divya Bhargava

## Roe, Dilan, Env. Health

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**From:** Roe, Dilan, Env. Health  
**Sent:** Thursday, May 19, 2016 8:09 AM  
**To:** Divya Bhargava  
**Cc:** Andrew Lavaux; Jeff Adams; Scott Schoeman; Lepere, Bill; Le, Teena, Env. Health; Cho, Andy Hyun-Jae  
**Subject:** Re: Early Grading Permit

Good Morning Everyone:

In order for me to comment on this project I need to review the former case closure and the other documents (phase 1, etc) prepared for this subdivision. I am meeting with my staff on Tuesday to review projects in the queue for non-cases or potentially new cases. In order to get in this queue for Tuesday please work Divya and Teena Le to submit paperwork and fees and transmit requested documents.

Thanks,

Dilan

Sent from my iPhone

On May 18, 2016, at 4:15 PM, Cho, Andy Hyun-Jae <[andyhjc@acpwa.org](mailto:andyhjc@acpwa.org)> wrote:

Andrew,

As we discussed, these environmental issues need to be discussed with the Env. Health Department for clearance; Grading Division can't clear these conditions.

I agree with you that a meeting with them would be beneficial in this case.

Regards,  
Andy

**From:** Andrew Lavaux [<mailto:Andrew.Lavaux@paulscorp.com>]

**Sent:** Wednesday, May 18, 2016 3:44 PM

**To:** Divya Bhargava <[dbhargava@engeo.com](mailto:dbhargava@engeo.com)>

**Cc:** Cho, Andy Hyun-Jae <[andyhjc@acpwa.org](mailto:andyhjc@acpwa.org)>; Jeff Adams <[jaa@engeo.com](mailto:jaa@engeo.com)>; Scott Schoeman <[Scott.Schoeman@paulscorp.com](mailto:Scott.Schoeman@paulscorp.com)>

**Subject:** Re: Early Grading Permit

Andy,

Thanks for meeting with us today, as Divya stated below if we could arrange for a meeting with Health I think this is a fairly straightforward resolution. I realize everyone's schedules are full and commitments are tough to come by, but time is of the essence so we appreciate anything you can do to help expedite this process.

Best regards,

Andrew

## Roe, Dilan, Env. Health

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**From:** Cho, Andy Hyun-Jae  
**Sent:** Wednesday, May 18, 2016 4:10 PM  
**To:** Le, Teena, Env. Health  
**Cc:** Jeff Adams; Scott Schoeman; Divya Bhargava; Andrew Lavaux; Lepere, Bill; Roe, Dilan, Env. Health  
**Subject:** RE: Early Grading Permit @ 1233 Bockman Road, San Lorenzo  
**Attachments:** RE: Early Grading Permit - San Lorenzo

Hi Teena,

It would be much appreciated if you can glance at the brief history/update provided by Divya below regarding the potential hazardous materials and provide some guidelines and suggestions on how these mitigation measures concerning the hazardous materials in the project EIR could be satisfied. We were not certain as to if a certification would still be required even though no contaminated soils were identified during the recent site assessment by the project environmental engineer – it was determined no remedial work was warranted. Is the preliminary site review request for VOLUNTARY REMEDIAL ACTION AGREEMENT still required?

Your guidance and advice in this matter is much appreciated.

Thank you so much,  
Andy

**From:** Divya Bhargava [mailto:dbhargava@engeo.com]  
**Sent:** Wednesday, May 18, 2016 3:09 PM  
**To:** Cho, Andy Hyun-Jae <andyhjc@acpwa.org>; Andrew Lavaux <Andrew.Lavaux@paulscorp.com>  
**Cc:** Jeff Adams <jaa@engeo.com>; Scott Schoeman <Scott.Schoeman@paulscorp.com>  
**Subject:** RE: Early Grading Permit

Andy,

Thank you for taking time out to meet us this morning. As discussed, here's an email summarizing the situation for this project and the mitigation measures. We tried to contact Dilan and left her a voice message, and we do understand that the County Environmental health Department is super busy. We appreciate your help on this.

Thanks,  
Divya

We are working with a client on a Property located at 1233 Bockman Road, San Lorenzo. Our client has applied for a grading permit from the Alameda County Public Works Agency. Their grading permit application includes mitigation measures (hazardous materials) from the EIR for the subdivision that are required to be addressed prior to approval of a grading permit, one of which includes certification from the Alameda County Certified Unified Program Agency.

The EIR was prepared for the project that originally included parcels on the north and the south side of Bockman Road. Secor prepared a phase I ESA in 2004 for both sets of parcels. Based on their findings, Secor performed a phase II ESA on area south of Bockman Road. Impact from a UST was identified in this location (1210 Bockman Road), remediation was performed, and Alameda County Environmental Health granted closure under the Low-Threat Closure Policy in September 2013.



## Roe, Dilan, Env. Health

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**From:** Le, Teena, Env. Health  
**Sent:** Monday, May 16, 2016 1:31 PM  
**To:** Divya Bhargava; andrew.lavaux@paulscorp.com; Cho, Andy Hyun-Jae  
**Cc:** Roe, Dilan, Env. Health  
**Subject:** RE: Early Grading Permit - San Lorenzo  
**Attachments:** Alameda County Voluntary Remedial Action Preliminary Review APPLICATION ....pdf;  
Alameda County Voluntary Remedial Action Agreement SAMPLE 2015-11-10.pdf

Hi Divya,

Attached is a Request for Preliminary Site Review Application form, instructions, and a SAMPLE for of the Voluntary Remedial Action Agreement for opening a case in our Voluntary Remedial Action program. Once we receive the application, payment, and requisite documents, the site will be reviewed for acceptance into our Voluntary Remedial Action program. If the site is accepted, we will open a case administratively, send notifications to the state agencies, and send back a site-specific agreement with a case number for signature. Please let me know if you have any questions about the process.

Teena Le  
Land Use, Local Oversight, & Voluntary Remedial Action Program  
Alameda County Environmental Health  
1131 Harbor Bay Parkway  
Alameda, CA 94502  
510.567.6772  
QIC: 30440  
[teena.le@acgov.org](mailto:teena.le@acgov.org)

LOP & VRAP website: <http://www.acgov.org/aceh/lop>  
Land Use website: <http://www.acgov.org/aceh/landuse>

**From:** Teena Le [mailto:[teenamle@yahoo.com](mailto:teenamle@yahoo.com)]  
**Sent:** Monday, May 09, 2016 9:09 AM  
**To:** Le, Teena, Env. Health <[Teena.Le@acgov.org](mailto:Teena.Le@acgov.org)>  
**Subject:** Fwd: Early Grading Permit - San Lorenzo

Sent from my iPhone

Begin forwarded message:

**From:** "Roe, Dilan, Env. Health" <[Dilan.Roe@acgov.org](mailto:Dilan.Roe@acgov.org)>  
**Date:** May 6, 2016 at 3:54:59 PM PDT  
**To:** Divya Bhargava <[dbhargava@engeo.com](mailto:dbhargava@engeo.com)>  
**Cc:** Jeff Adams <[jaa@engeo.com](mailto:jaa@engeo.com)>, "Andrew Lavaux ([Andrew.Lavaux@paulscorp.com](mailto:Andrew.Lavaux@paulscorp.com))" <[Andrew.Lavaux@paulscorp.com](mailto:Andrew.Lavaux@paulscorp.com)>, "Cho, Andy Hyun-Jae" <[andyhjc@acpwa.org](mailto:andyhjc@acpwa.org)>, Teena Le <[teenamle@yahoo.com](mailto:teenamle@yahoo.com)>  
**Subject:** RE: Early Grading Permit - San Lorenzo

Hi Divya:

We can take a look at this however your client will need to send us a deposit to review the material to determine to look at the data and make a determination. I have cc'd Teena Le on this email. She will send you the paperwork if you would like to proceed down this path.

**Dilan Roe, P.E.**

*Program Manager – Land Use Program, Local Oversight Program, & Voluntary Remedial Action Program*  
Alameda County Department of Environmental Health  
1131 Harbor Bay Parkway  
Alameda, CA  
510.567.6767; Ext. 36767  
QIC: 30440  
[dilan.roe@acgov.org](mailto:dilan.roe@acgov.org)

**From:** Divya Bhargava [<mailto:dbhargava@engeo.com>]  
**Sent:** Friday, May 6, 2016 3:31 PM  
**To:** Roe, Dilan, Env. Health <[Dilan.Roe@acgov.org](mailto:Dilan.Roe@acgov.org)>  
**Cc:** Jeff Adams <[jaa@engeo.com](mailto:jaa@engeo.com)>; Andrew Lavaux ([Andrew.Lavaux@paulscorp.com](mailto:Andrew.Lavaux@paulscorp.com)) <[Andrew.Lavaux@paulscorp.com](mailto:Andrew.Lavaux@paulscorp.com)>; Cho, Andy Hyun-Jae <[andyhjc@acpwa.org](mailto:andyhjc@acpwa.org)>  
**Subject:** RE: Early Grading Permit - San Lorenzo

Hi Dilan,

We are working with a client on a Property located at 1233 Bockman Road, San Lorenzo. Our client has applied for a grading permit from the Alameda County Public Works Agency. Their grading permit application includes mitigation measures (hazardous materials) from the E.I.R. for the subdivision that are required to be addressed prior to approval of a grading permit, one of which includes certification from the Alameda County Certified Unified Program Agency. The mitigation measures were inappropriately applied to the parcel under consideration based on a previous phase II report completed by Secor in 2004 for an adjacent parcel to the south. No sampling was conducted on the parcel that our client is looking at. ENGEO completed a phase II ESA for the Property in 2015, and no impacts were identified on the Property. Based on this, we do not believe any impacts exist on the site, and the mitigation measures related to the hazardous materials are satisfied. Let us know if you need any additional information or would like to see a copy of the phase II reports.

Thanks,  
Divya

**Divya Bhargava, PE**  
Senior Engineer

---

**From:** Cho, Andy Hyun-Jae [<mailto:andyhjc@acpwa.org>]  
**Sent:** Friday, May 6, 2016 12:16 PM  
**To:** Divya Bhargava  
**Cc:** Jeff Adams; Andrew Lavaux ([Andrew.Lavaux@paulscorp.com](mailto:Andrew.Lavaux@paulscorp.com))  
**Subject:** RE: Early Grading Permit

Hi Divya,

I just called and left you a voice message.

Yes, it appears that the contaminated soils issue has been addressed adequately in your report. However, I do not believe I am allowed to waive these conditions regarding the hazardous materials. I suggest to contact Alameda County Certified Unified Program Agency to obtain a written confirmation that these mitigation measures related to the hazardous materials are satisfied or no longer required.

Feel free to contact me if you want to discuss.

Thank you,



Andy Cho, P.E.,  
Assistant Engineer  
Construction & Development Services Department  
399 Elmhurst Street, Room 141, Hayward, CA 94544  
Phone 510.670.6431, Fax 510.670.5787, email: [andyhjc@acpwa.org](mailto:andyhjc@acpwa.org)

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**From:** Divya Bhargava [<mailto:dbhargava@engeo.com>]  
**Sent:** Thursday, May 05, 2016 3:55 PM  
**To:** Cho, Andy Hyun-Jae <[andyhjc@acpwa.org](mailto:andyhjc@acpwa.org)>  
**Cc:** Jeff Adams <[jaa@engeo.com](mailto:jaa@engeo.com)>; Andrew Lavaux ([Andrew.Lavaux@paulscorp.com](mailto:Andrew.Lavaux@paulscorp.com))  
<[Andrew.Lavaux@paulscorp.com](mailto:Andrew.Lavaux@paulscorp.com)>  
**Subject:** RE: Early Grading Permit

Good afternoon Andy –

I left you a voice message again today. We wanted to discuss the mitigation measures for this site. We believe that these measures were based on a previous phase II report (Secor, 2004). Secor had identified impacts on the parcel to the south of the site we are looking at, and they did not collect any samples from our site. Subsequently, ENGEO conducted a phase II ESA in 2015 and no impacts were identified on the site.

Since there are no impacts identified on the site, we do not believe Alameda County Certified Unified Program Agency need to be engaged to review the soil management plan. Please let us know if you have any questions. I can be reached at 925-395-2559.

Thanks,  
Divya

Divya Bhargava, PE  
Senior Engineer

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**From:** Divya Bhargava  
**Sent:** Tuesday, May 03, 2016 1:45 PM  
**To:** [andyhjc@acpwa.org](mailto:andyhjc@acpwa.org)

**Cc:** Jeff Adams  
**Subject:** RE: Early Grading Permit

Hi Andy,

We are working with Andrew of Pauls Corp. I left you a voice message regarding this site. Do you have some time tomorrow to get onto a call to discuss the haz mat issues?

Please let us know.

Thanks,  
Divya

Divya Bhargava, PE  
Senior Engineer

---

**From:** "Cho, Andy Hyun-Jae" <[andyhjc@acpwa.org](mailto:andyhjc@acpwa.org)>  
**Date:** Monday, May 2, 2016 at 3:55 PM  
**To:** Andrew Lavaux <[Andrew.Lavaux@paulscorp.com](mailto:Andrew.Lavaux@paulscorp.com)>, Scott Schoeman <[Scott.Schoeman@paulscorp.com](mailto:Scott.Schoeman@paulscorp.com)>  
**Cc:** "Yin, Kyin Yee" <[kyin@acpwa.org](mailto:kyin@acpwa.org)>, "Rogers, John" <[johnr@acpwa.org](mailto:johnr@acpwa.org)>  
**Subject:** RE: Early Grading Permit

Hi Andrew,

Per the report, it appears that no remedial grading work is required. Nonetheless, the mitigation measures indicate that the certification and the upcoming RMP need to be submitted to Alameda County Certified Unified Program Agency for review and approval. Accordingly, please provide me evidence of their review and approval in compliance with the mitigation measures under HAZ-2a and HAZ-2b.

Thank you,  
Andy

**From:** Andrew Lavaux [<mailto:Andrew.Lavaux@paulscorp.com>]  
**Sent:** Tuesday, April 26, 2016 12:33 PM  
**To:** Cho, Andy Hyun-Jae <[andyhjc@acpwa.org](mailto:andyhjc@acpwa.org)>; Scott Schoeman <[Scott.Schoeman@paulscorp.com](mailto:Scott.Schoeman@paulscorp.com)>  
**Cc:** Yin, Kyin Yee <[kyin@acpwa.org](mailto:kyin@acpwa.org)>; Rogers, John <[johnr@acpwa.org](mailto:johnr@acpwa.org)>  
**Subject:** Re: Early Grading Permit

Thanks Andy. Please find attached our Phase II report.

We should have the RMP within two weeks.

Regards,

Andrew

**Andrew Lavaux** | Managing Director – Multifamily Development



100 St. Paul Street, Suite 300 | Denver, CO 80206  
main: 303-371-9000 | direct: 310-463-3211  
email: [Andrew.Lavaux@paulscorp.com](mailto:Andrew.Lavaux@paulscorp.com) | web: [paulscorp.com](http://paulscorp.com)

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**From:** "Cho, Andy Hyun-Jae" <[andyhjc@acpwa.org](mailto:andyhjc@acpwa.org)>  
**Date:** Tuesday, April 26, 2016 at 1:29 PM  
**To:** Andrew Lavaux <[Andrew.Lavaux@paulscorp.com](mailto:Andrew.Lavaux@paulscorp.com)>, Scott Schoeman <[Scott.Schoeman@paulscorp.com](mailto:Scott.Schoeman@paulscorp.com)>  
**Cc:** "Yin, Kyin Yee" <[kyin@acpwa.org](mailto:kyin@acpwa.org)>, "Rogers, John" <[johnr@acpwa.org](mailto:johnr@acpwa.org)>  
**Subject:** RE: Early Grading Permit

Andrew,

E-mail copy should work for our review for this case. If we need a hard copy, I will inform you accordingly after review.

Thank you,  
Andy

**From:** Andrew Lavaux [<mailto:Andrew.Lavaux@paulscorp.com>]  
**Sent:** Tuesday, April 26, 2016 10:52 AM  
**To:** Cho, Andy Hyun-Jae <[andyhjc@acpwa.org](mailto:andyhjc@acpwa.org)>; Scott Schoeman <[Scott.Schoeman@paulscorp.com](mailto:Scott.Schoeman@paulscorp.com)>  
**Cc:** Yin, Kyin Yee <[kyin@acpwa.org](mailto:kyin@acpwa.org)>; Rogers, John <[johnr@acpwa.org](mailto:johnr@acpwa.org)>  
**Subject:** Re: Early Grading Permit

Andy,

Would you prefer I bring the Phase II to your office tomorrow to log in, or would you like an email copy? Please advise.

Thank you,

Andrew

**Andrew Lavaux | Managing Director – Multifamily Development**



100 St. Paul Street, Suite 300 | Denver, CO 80206  
main: 303-371-9000 | direct: 310-463-3211  
email: [Andrew.Lavaux@paulscorp.com](mailto:Andrew.Lavaux@paulscorp.com) | web: [paulscorp.com](http://paulscorp.com)

**From:** "Cho, Andy Hyun-Jae" <[andyhjc@acpwa.org](mailto:andyhjc@acpwa.org)>  
**Date:** Friday, April 22, 2016 at 6:19 PM  
**To:** Scott Schoeman <[Scott.Schoeman@paulscorp.com](mailto:Scott.Schoeman@paulscorp.com)>, Andrew Lavaux <[Andrew.Lavaux@paulscorp.com](mailto:Andrew.Lavaux@paulscorp.com)>  
**Cc:** "Yin, Kyin Yee" <[kyin@acpwa.org](mailto:kyin@acpwa.org)>, "Rogers, John" <[johnr@acpwa.org](mailto:johnr@acpwa.org)>  
**Subject:** RE: Early Grading Permit

Hi Scott and Andrew,

I am currently reviewing your grading application and, during my review, I noticed the following mitigations measures from the E.I.R. for the subdivision those are required to be addressed prior to approval of a grading permit:

HAZ-2a: Prior to approval of any construction or grading permits for the project site, the applicant shall be required certification that all identified petroleum-affected soils have been remediated at the project site. The certification shall be by a qualified environmental professional and shall include documentation of the removal of petroleum-affected soil verification soil samples from excavation side walls confirming that all soils above RWQCB ESLs for residential land removed, and waste manifests documenting the proper off-site disposal of these soils. This certification shall be submitted to Alameda County Certified Unified Program Agency for review and approval.

HAZ-2b: Prior to approval of any construction or grading permits for the project site, the applicant shall be required project-specific Risk Management Plan (RMP) with provisions to protect construction workers and the nearby public from contamination that may be discovered during project development as well as provide management procedures for removal. The RMP shall describe required worker health and safety provisions for all workers potentially exposed to hazardous materials at the site, including air monitoring strategies. The RMP shall also provide procedures to be undertaken in the event that previously unreported contamination or subsurface hazards are discovered during construction; incorporate construction procedures for excavation and other construction activities; establish procedures for the safe storage, stockpiling, use, and disposal of contaminated soils and other hazardous materials at the project site; provide emergency response procedures; and designate a responsible person for implementation of the RMP during construction. The RMP shall be submitted to Alameda County Certified Unified Program Agency for review and approval.

HAZ-3: The preparation and implementation of the RMP, as required in Mitigation Measure HAZ-2b, would reduce the impacts of hazardous materials use, storage and disposal during construction to a less-than-significant level. No additional mitigation is required.

These mitigation measures seem applicable for your application since, from the previous environmental site assessment in 2004, approximately 30 cubic yards of petroleum-affected soils were detected at 1415 Bockman Road (former C&D Auto Repair building) within the subject site.

Accordingly, any information/updates you might have regarding this required remedial work is requested to be provided to this office for review.

I believe this is the last item that needs to be cleared prior to issuance of a grading permit for rough grading operation. Feel free to contact me if you have any questions.

Thank you,



Andy Cho, P.E.,  
Assistant Engineer  
Construction & Development Services Department  
399 Elmhurst Street, Room 141, Hayward, CA 94544  
Phone 510.670.6431, Fax 510.670.5787, email [andyhjc@acpwa.org](mailto:andyhjc@acpwa.org)

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**From:** Cho, Andy Hyun-Jae  
**Sent:** Thursday, April 21, 2016 9:16 AM  
**To:** 'Scott Schoeman' <[Scott.Schoeman@paulscorp.com](mailto:Scott.Schoeman@paulscorp.com)>  
**Subject:** RE: Early Grading Permit

Hi Scott,

Your project is next in line. I anticipate to complete my review before the end of this week.

Feel free to contact me if you have any questions.

Thanks,



Andy Cho, P.E.,  
Assistant Engineer  
Construction & Development Services Department  
399 Elmhurst Street, Room 141, Hayward, CA 94544  
Phone 510.670.6451, Fax 310.670.5787, email: [andyhjc@scpwa.org](mailto:andyhjc@scpwa.org)

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**From:** Scott Schoeman [<mailto:Scott.Schoeman@paulscorp.com>]  
**Sent:** Tuesday, April 19, 2016 11:46 AM  
**To:** Cho, Andy Hyun-Jae <[andyhjc@acpwa.org](mailto:andyhjc@acpwa.org)>  
**Subject:** FW: Early Grading Permit

Good Afternoon Andy,

Just wanted to follow up and see if there is anything else you might need from our end to support the grading permit.

Many Thanks,  
Scott

**Scott Schoeman** | Development Associate



100 St. Paul Street, Suite 300 | Denver, CO 80206  
main: 303-371-9000 | direct: 303-519-3020  
email: [Scott.Schoeman@paulscorp.com](mailto:Scott.Schoeman@paulscorp.com) | web: [paulscorp.com](http://paulscorp.com)

**From:** Scott Schoeman  
**Sent:** Friday, April 08, 2016 3:58 PM  
**To:** 'Yin, Kyin Yee' <[kyin@acpwa.org](mailto:kyin@acpwa.org)>  
**Cc:** Cho, Andy Hyun-Jae <[andyhjc@acpwa.org](mailto:andyhjc@acpwa.org)>; Andrew Lavaux ([Andrew.Lavaux@paulscorp.com](mailto:Andrew.Lavaux@paulscorp.com)) <[Andrew.Lavaux@paulscorp.com](mailto:Andrew.Lavaux@paulscorp.com)>  
**Subject:** RE: Early Grading Permit

Kyin,

Thank you for your note. I was just getting started on the bonding paperwork for underground improvements, but will now hold off. Appreciate you and your team's consideration of this option – we understand and will press forward only with grading once the grading permit is issued. In follow up on the conversation with you and Andy previously, please confirm that ***bonding will not be required*** for the execution of grading only. I appreciate your time and service.

Enjoy the weekend,  
Scott

**From:** Yin, Kyin Yee [<mailto:kyin@acpwa.org>]  
**Sent:** Friday, April 08, 2016 3:39 PM  
**To:** Scott Schoeman <[Scott.Schoeman@paulscorp.com](mailto:Scott.Schoeman@paulscorp.com)>  
**Cc:** Cho, Andy Hyun-Jae <[andyhjc@acpwa.org](mailto:andyhjc@acpwa.org)>  
**Subject:** RE: Early Grading Permit

Hello Scott,

After much discussion with Andy Cho and John Rogers of the Permits Section, we cannot honor your request to proceed with installation of any of the underground improvements. They pointed out that the Grading Ordinance excludes underground construction of pipes or other structures. Andy might be inclined to allow surface grading with the provision of the necessary erosion and sediment control plan. The early grading permit is primarily for the developer to prepare the pads for the proposed buildings by subexcavating and recompacting.

Thank you,  
Kyin

**From:** Scott Schoeman [<mailto:Scott.Schoeman@paulscorp.com>]  
**Sent:** Monday, April 04, 2016 11:25 AM  
**To:** Yin, Kyin Yee <[kyin@acpwa.org](mailto:kyin@acpwa.org)>  
**Subject:** RE: Early Grading Permit

Hello Kyin,

Is it correct that we will need a bond to support the grading permit since underground improvements are approved with that permit? If so, can you provide me the information necessary to get this bond?

Thank you,  
Scott

**Scott Schoeman** | Development Associate





100 St. Paul Street, Suite 300 | Denver, CO 80206  
main: 303-371-9000 | direct: 303-519-3020  
email: [Scott.Schoeman@paulscorp.com](mailto:Scott.Schoeman@paulscorp.com) | web: [paulscorp.com](http://paulscorp.com)

**From:** Yin, Kyin Yee [<mailto:kyin@acpwa.org>]  
**Sent:** Monday, February 29, 2016 11:44 AM  
**To:** Andrew Lavaux <[Andrew.Lavaux@paulscorp.com](mailto:Andrew.Lavaux@paulscorp.com)>  
**Cc:** Scott Schoeman <[Scott.Schoeman@paulscorp.com](mailto:Scott.Schoeman@paulscorp.com)>; Cho, Andy Hyun-Jae <[andyhjc@acpwa.org](mailto:andyhjc@acpwa.org)>  
**Subject:** RE: Early Grading Permit

Andrew,  
Yes, we are available. 3:30 works better for us.  
Kyin

**From:** Andrew Lavaux [<mailto:Andrew.Lavaux@paulscorp.com>]  
**Sent:** Monday, February 29, 2016 9:16 AM  
**To:** Yin, Kyin Yee <[kyin@acpwa.org](mailto:kyin@acpwa.org)>  
**Cc:** Scott Schoeman <[Scott.Schoeman@paulscorp.com](mailto:Scott.Schoeman@paulscorp.com)>  
**Subject:** Re: Early Grading Permit

Kyin,

Are you by chance available for a quick meeting this Wednesday at 3:30 or 4:00? I'll be in town and would like to review this item as well as the other bond and agreements required to start the project.

Thanks,

Andrew

**Andrew Lavaux | Managing Director – Multifamily Development**



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email: [Andrew.Lavaux@paulscorp.com](mailto:Andrew.Lavaux@paulscorp.com) | web: [paulscorp.com](http://paulscorp.com)

---

**From:** "Yin, Kyin Yee" <[kyin@acpwa.org](mailto:kyin@acpwa.org)>  
**Date:** Wednesday, February 24, 2016 at 4:34 PM  
**To:** Andrew Lavaux <[Andrew.Lavaux@paulscorp.com](mailto:Andrew.Lavaux@paulscorp.com)>  
**Cc:** "Cho, Andy Hyun-Jae" <[andyhjc@acpwa.org](mailto:andyhjc@acpwa.org)>  
**Subject:** Early Grading Permit

Hi Andrew

In respond to your question regarding the issuance of an early grading permit, I believe we've done that in the past. It's totally at the applicant's own risk that the grading plan may change through the review process. Andy Cho will require a bond for the grading permit. Hopefully, the grading plan doesn't include the construction of retaining walls. You may also need the storm drain system, or a portion of it in order to implement the sediment control plan. Please check with Andy on all other required documents and fee.

Thank you,



Kyin Yin  
Assistant Engineer  
Construction & Development Services Department | Alameda County Public Works Agency  
951 Turner Court, Room 100 | Hayward, CA 94545  
e-mail: [kyin@acpwa.org](mailto:kyin@acpwa.org) | (510) 670-5954 | (510) 670-5269 Fax

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