

October 14, 2016

Mr. Andrew Lavaux
PaulsCorp, LLC
100 Saint Paul Street
Denver, Colorado 80206

Subject: Status of Project Approval; Voluntary Remedial Action Program Case RO0003217 and GeoTracker Global ID T0000009292, Bockman Redevelopment, 1233 Bockman Road, San Lorenzo, CA 94580

Dear Mr. Lavaux:

Alameda County Department of Environmental Health (ACDEH) is providing regulatory oversight of the proposed redevelopment project located at 1233 Bockman Road, San Lorenzo, California. ACDEH's oversight is limited to evaluation of historic subsurface contamination at the site with respect to the proposed redevelopment of the entire site with 53 two-story residential units.

It is the understanding of ACDEH that the financial funding of the proposed project beyond the initial grading activities currently being performed at the site is on hold until ACDEH concurs with the proposed corrective action presented in the Draft Corrective Action Plan, dated October 14, 2016 prepared by Pangea Environmental Services, Inc. (Pangea). In order to allow commencement of funding for this project, you have requested that ACDEH provide a letter with information on ACDEH's approval status.

A review of historic data in the case files including the following documents can be reviewed online at the following website: <http://www.acgov.org/aceh/index.htm>.

- Site Assessment Report, Pangea, August 26, 2016
- Pilot Study Workplan, Pangea, October 7, 2016
- Draft Corrective Action Plan (Draft CAP), Pangea, October 14, 2016
- Fact Sheet on Corrective Action Plan, October 11, 2016

Based on the information presented in these documents, ACDEH is in general concurrence with the additional site investigations, pilot study, and corrective actions proposed to facilitate site development. ACDEH anticipates approving the project formally and taking steps necessary to close the site to allow occupancy of the residential structures providing the following items are submitted for review and approval by ACDEH:

- Interim Remediation Report documenting interim excavation activities performed during initial site grading in accordance with the Site Management Plan (SMP);
- Data Gap Field Investigation Work Plan to further delineate contamination
- Remedial Action Implementation Plan presenting the results of the Pilot Study, additional field investigation activities and revisions to the proposed corrective actions presented in the Draft CAP based on the results of the additional assessment;

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- Draft Post Construction SMP presenting requirements for long-term site management of the proposed mitigation systems and residual soil contamination (to be finalized after construction is complete); and
- Record Report of Construction of Corrective Action and Mitigation Measures.

If you have any questions, please call me at (510) 567-6791.

Sincerely,

Kit Soo, California PG 8957
Senior Hazardous Materials Specialist

Cc: Bob Clark Riddell, Pangea Environmental Services, Inc.
(Sent via E-mail to: briddell@pangeaenv.com)

Dilan Roe, ACDEH
(Sent via E-mail to: dilan.roe@acgov.org)
GeoTracker, eFile