

**From:** [Roe, Dilan, Env. Health](#)  
**To:** [Tam, Alan](#)  
**Cc:** [Scott Schoeman](#); [Bob Clark-Riddell](#); [Soo, Kit, Env. Health](#); [Schultz, Robert, Env. Health](#)  
**Subject:** RE: Bungalows Project, Tract 8284 - 1233 San Lorenzo Site and Building Permits  
**Date:** Monday, May 22, 2017 12:23:27 PM  
**Attachments:** [Fig 1 Environmental area.pdf](#)  
[image001.png](#)

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Good Afternoon Alan:

Alameda County Department of Environmental Health (ACDEH) continues to collaborate with the owner on environmental remediation and mitigation measures for the 1233 Bockman property in San Lorenzo. In order to make continued progress on the development project the owner would like to commence vertical work on the construction of buildings 5 & 8. ACDEH has reviewed necessary environmental documentation to facilitate clearance of the full building permits for buildings 5 & 8 with the following condition:

- A copy of revised building permit plans approved by the Alameda County Building Department incorporating the vapor mitigation system design presented in the ACDEH approved report entitled "Vapor Mitigation system Basis of Design Report, Construction Quality Assurance Plan, and Operations & Maintenance Plan – Building 5 & 8", dated February 13, 2017 prepared by Pangea Environmental Services, Inc. is provided to ACDEH; and
- Certificate of occupancies for buildings 5 & 8 will not be issued until an approved closure strategy for environmental conditions across the entirety of the property has been submitted and approved by ACDEH.

Please note that the temporary construction barrier depicted on the attached Figure 1, must be continued to be maintained to allow for remediation work to occur concurrent with construction activities.

Please let me know if you have any questions.

**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)

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

**Sent:** Wednesday, February 22, 2017 4:05 PM

**To:** Cho, Andy Hyun-Jae <[andyhjc@acpwa.org](mailto:andyhjc@acpwa.org)>; Lang, Allen <[allenl@acpwa.org](mailto:allenl@acpwa.org)>

**Cc:** Andrew Lavaux <[Andrew.Lavaux@paulscorp.com](mailto:Andrew.Lavaux@paulscorp.com)>; Scott Schoeman

<[Scott.Schoeman@paulscorp.com](mailto:Scott.Schoeman@paulscorp.com)>; Soo, Kit, Env. Health <[Kit.Soo@acgov.org](mailto:Kit.Soo@acgov.org)>

**Subject:** Bungalows Project, Tract 8284 - 1233 San Lorenzo Site and Building Permits

Good Afternoon Alan and Andy:

Alameda County Department of Environmental Health (ACDEH) continues to collaborate with the owner on environmental remediation and mitigation measures for the 1233 Bockman property in San Lorenzo. In order to make continued progress on the development project the owner would like to commence work on the **grading and foundation work associated with building 5 and 8** at their own risk. ACDEH has received the necessary environmental documentation to facilitate clearance of the grading and foundation permit for buildings 5 & 8 with the following conditions:

1. Issuance of a full building permit will be withheld until ACDEH review and approves mitigation measures for the buildings 5 & 8.
2. Certificate of occupancies for buildings 5 & 8 will not be issued until an approved closure strategy for environmental conditions across the entirety of the property has been submitted and approved by ACDEH.

Please note that the temporary construction barrier depicted on the attached Figure 1, must be continued to be maintained to allow for remediation work to occur concurrent with the grading and foundation work activities.

Please let me know if you have any questions.

**Dilan Roe, P.E.**

*Chief – Land Water Division*

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

**Sent:** Thursday, August 18, 2016 7:20 PM

**To:** Cho, Andy Hyun-Jae <[andyhjc@acpwa.org](mailto:andyhjc@acpwa.org)>

**Cc:** Lang, Allen <[allenl@acpwa.org](mailto:allenl@acpwa.org)>; 'Andrew Lavaux' <[Andrew.Lavaux@paulscorp.com](mailto:Andrew.Lavaux@paulscorp.com)>; Bob Clark-Riddell <[briddell@pangeaenv.com](mailto:briddell@pangeaenv.com)>

**Subject:** RE: Tract 8284 - 1233 San Lorenzo Site and Building Permits

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

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**From:** Cho, Andy Hyun-Jae

**Sent:** Wednesday, August 17, 2016 10:18 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)>; Michael Gonzales <[michaelg@dciconst.com](mailto:michaelg@dciconst.com)>; Roe, Dilan, Env. Health <[Dilan.Roe@acgov.org](mailto:Dilan.Roe@acgov.org)>; 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)>; Yin, Kyin Yee <[kyin@acpwa.org](mailto:kyin@acpwa.org)>; Eusebio, Mary <[marye@acpwa.org](mailto: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

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**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



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**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



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