

## CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD

## SAN FRANCISCO BAY REGION

2101 WEBSTER STREET, Suite 500

OAKLAND, CA 94612

Tel: (510) 286-1255

FAX: (510) 286-1380



November 2, 1994  
File No. 01NBT0172(ES)  
2223.09

Mr. Curtis Peterson  
TPG Development  
2550 California Street  
Mountain View, California 94040-1340

Subject: SLIC Case Closure  
Former Sunnyside Nursery Site, 29434 Mohr Drive, Hayward

Dear Mr. Peterson:

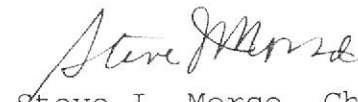
This letter confirms the completion of site investigation and remedial action for the pesticide-affected soil and groundwater at and below the above described location.

Based upon the available information and with the provision that the information provided to this agency was accurate and representative of site conditions, no further action related to the former pesticide release is required.

Please contact Eddy So at (510) 286-4366 if you have any questions regarding this matter.

Sincerely,

Steven R. Ritchie  
Executive Officer

  
Steve I. Morse, Chief  
Toxics Cleanup Division

cc: Hugh Murphy  
Hayward Fire Department  
25151 Clawiter Road  
Hayward, CA 94545

Madhulla Logan  
Alameda County Environmental Health Department  
1131 Harbor Bay Parkway, 2/F  
Alameda, CA 94502

Mr. Jeff Nelson  
Geomatrix Consultants, Inc.  
100 Pine Street, 10th Floor  
San Francisco, CA 94111



DEPARTMENT OF ENVIRONMENTAL HEALTH  
Hazardous Materials Division  
80 Swan Way, Rm. 200  
Oakland, CA 94621  
(510) 271-4320

April 21, 1994

Curt Peterson  
TPG Development Corporation  
1616 Shoreline Boulevard  
Mountain View, CA-94043 -1316

Ref: Former Sunnyside Nursery, 29434 Mohr Drive, Hayward, California

Dear Mr. Peterson:

I am in receipt of the document dated March 22, 1994, requesting "no further action" determination for soils present on the above referenced site.

The Sunnyside Nursery covers approximately 18.3 acres. The former plant nursery operated approximately from the year 1955 to the year 1990. Before 1955, the site was used as an agricultural land. Tracts 6078, 6260 and 6391 covering approximately 3.3 acres have already received closure from this Department for site development. TPG development is planning to develop residential housing on the remaining 15 acres of the Sunnyside Parcel.

Terratech conducted a series of soil investigations at the site between 1989 and 1991. Eighty two shallow soil samples and samples from 7 soil borings were collected at the site and analyzed for pesticides. The laboratory analysis indicated the presence of DDT-family compounds, chlordane, endrin, and dieldrin in some shallow soil areas. In addition, relatively low concentration of total petroleum hydrocarbons as diesel (TPHd) and hydrocarbons as total oil and grease were detected in surface soil samples collected in the northeast corner of the parcel in the vicinity of a former boiler room and an aboveground diesel storage tank.

Geomatrix collected soil samples from 18 locations in the northern portion of the proposed development area of the site in November 1993 and no pesticides were detected above the pesticide cleanup levels determined by this office. In addition Geomatrix collected surface samples from 51 locations within the proposed development area.

Since the concentrations of pesticides detected in surface soil were below site specific cleanup concentrations, it is my opinion that the above mentioned site no longer poses a threat to human health and can be used to develop residential housing. I am aware that Eddy So of the San Francisco Regional Water Quality Control Board has been informed of the pending ground water issues related to your site. This office does not give closure for issues relating to water quality. So please be aware that further work may be required if conditions change or a water quality threat is observed at this specific site.

If you have any further questions regarding this site, please feel free to contact me at (510) 271-4320.

Sincerely,

A handwritten signature in cursive script that reads "Madhulla Logan".

Madhulla Logan  
Hazardous Material Specialist

CC: Eddy So, San Francisco Regional Water Quality Control Board,  
Oakland, CA

Jeff Nelson/ Tom Graff, Geomatrix Consultants, 100 Pine Street,  
San Francisco, CA.

Hugh Murphy, City of Hayward, Hazardous Materials Division

100 Pine Street, 10th Floor  
San Francisco, CA 94111  
(415) 434-9400 • FAX (415) 434-1365



14 April 1994  
Project 1886.03

Ms. Madhulla Logan  
Alameda County Health Care Services Agency  
Division of Hazardous Materials  
Department of Environmental Health  
80 Swan Way, Room 200  
Oakland, CA 94621

Subject: Request for Permission to Initiate Permitting for Residential Housing  
Sunnyside Nursery Site  
29434 Mohr Drive  
Hayward, California

Dear Madhulla:

TPG Development, Inc. (TPG), of Mountain View, California, would like to initiate permitting for the next phase of development of residential housing at the subject site. Geomatrix Consultants, Inc. (Geomatrix), currently is working with Mr. Eddy So of the Regional Water Quality Control Board, San Francisco Bay Region (RWQCB-SF), to obtain water board closure for the subject site. As you know, Mr. So has requested that grab groundwater samples be collected at the subject site to further evaluate groundwater quality. Due to scheduling, the water sampling will not be able to be performed for a few weeks. However, to expedite TPG's development process, we are requesting that you grant approval for TPG to initiate permitting activities for the next phase of development. We will work with TPG to insure that development activities will not hinder the collection of the grab groundwater samples requested by Mr. So. For consistency, we have included a copy of the most recent letter from the Alameda County Health Care Service Agency which was used for the previous planning department permit application.

We will be in contact with you over the next few weeks to keep you apprised of the status of work we are performing at the request of the RWQCB-SF. If you have any questions regarding this matter, please call either of the undersigned.

Sincerely,  
GEOMATRIX CONSULTANTS, INC.

Jeffrey C. Nelson, P.E.  
Project Manager

Tom Graf, P.E.  
Principal Engineer

JCN/TEG/bab  
CONTR\1886-RES.LTR

cc: Mr. Curtis Peterson - TPG Development

**Geomatrix Consultants, Inc.**  
Engineers, Geologists, and Environmental Scientists

94 APR 15 PM 1:27

HAZMAT  
ALCO





100 Pine Street, 10th Floor  
San Francisco, CA 94111  
(415) 434-9400 • FAX (415) 434-1365



93 OCT 13 PM 4: 19

**Transmittal**

**Date** 13 October 1993  
**To** Dr. Ravi Arulanantham  
Alameda County Health Care Services Agency  
Division of Hazardous Materials  
Dept. of Environmental Health  
80 Swan Way, Rm. 200, Oakland, CA 94621  
**Project Number** 1886.03  
**Project Name** Sunnyside Nursery

Transmitted via  
 Messenger  
 U.S. Mail  
 Overnight Mail  
 Fax  
Total Pages \_\_\_\_

Item	Description
2 ea.	Geomatrix Soil Sampling Work Plan
1 ea.	Sunnyside Commons Joint Venture Check for \$4,000

**Remarks**  
We have enclosed a check for \$4,000 to cover Alameda County Health Care Services Agency costs associated with reviewing this Work Plan. I will contact you or Madhulla next week to schedule a meeting to discuss.

*Best Deguido*

**From:** Jeff Nelson *Jeff Nelson*

**cc:**

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, Assistant Agency Director

May 20, 1993

Hugh Murphy  
Environmental Specialist  
City of Hayward Fire Department  
25151 Clawiter Road  
Hayward, CA 94545-2731

DEPARTMENT OF ENVIRONMENTAL HEALTH  
Hazardous Materials Division  
80 Swan Way, Rm. 200  
Oakland, CA 94621  
(510) 271-4320

**SUBJECT: RESIDENTIAL DEVELOPMENT OF THE PHASE II DEVELOPMENT AREA  
SUNNYSIDE NURSERY, HAYWARD, CALIFORNIA**

Dear Mr. Murphy:

I have reviewed the May 12, 1993 technical report prepared by Geomatrix Consultants, Inc., which details the additional soil sampling and soil removal at the above captioned site. This office is satisfied with the extent of work performed at this site, to evaluate and mitigate the pesticide contamination in the shallow soils. All analytical results of the confirmation soil samples are acceptable to this office.

Therefore, based on the results presented in this report, this office has no objections to the development of this site (Track 6260 Lots 1-9 and Track 6391 Lots 1-5) into a residential community.

Please be aware that this letter is limited only to the health risks associated with chemical residues found in the soil. Further action may be required if information received subsequent to this letter indicates a need for it. Should you have any questions, please call me at (510) 271-4320.

Sincerely,

  
Ravi Arulanantham, Ph.D., CHMM  
Hazardous Materials Specialist

c: Dyana Anderly, Associate Planner - City of Hayward  
Tom Graf - Geomatrix Consultants, Inc.  
Curtis Peterson - The Plymouth Group  
Files

12MAY93

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



R02790

RAFAT A. SHAHID, Assistant Agency Director

May 20, 1993

Hugh Murphy  
Environmental Specialist  
City of Hayward Fire Department  
25151 Clawiter Road  
Hayward, CA 94545-2731

DEPARTMENT OF ENVIRONMENTAL HEALTH  
Hazardous Materials Division  
80 Swan Way, Rm. 200  
Oakland, CA 94621  
(510) 271-4320

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Sincerely,

Ravi Arulanantham, Ph.D., CHMM  
Hazardous Materials Specialist

c: Dyana Anderly, Associate Planner - City of Hayward  
Tom Graf - Geomatrix Consultants, Inc.  
Curtis Peterson - The Plymouth Group  
Files

12MAY93



FAXED  
1/29/93

99 FEB - 1 PM 2:24

VIA FACSIMILE (510) 293-5017  
January 29, 1993

Mr. Hugh Murphy  
Environmental Specialist of Hazardous Material  
City of Hayward Fire Department  
25151 Clawiter Road  
Hayward, CA 94545-2731

Re: Tract 6078 - Soil Sampling Results

Dear Hugh:

Enclosed please find a copy of the Geomatrix Consultants, Inc.'s letter Dated September 3, 1992 to Ravi Arulanantham, wherein on page 2, it indicates that the results of the testing were reviewed at a meeting at September 1st with Ravi, and the results were acceptable for residential development without restrictions. As noted, a copy of this letter was sent to your office as well.

Hopefully, this answer any questions you may have regarding Tract 6078 in order that we may proceed with our construction at this time. Please feel free to call me at (415) 691-4300 if you have any questions or need additional information.

Very truly yours,

THE PLYMOUTH GROUP

Curtis S. Peterson  
Chairman and CEO

Please Note: First 13 lots Only

copy to: Ravi Arulanantham, Ph.D. CHMM - Alameda County Health Agency ✓  
Dyana Anderly, Associate Planner - City of Hayward  
Ted Terlau, Superintendent - Sunnyside Commons



17 July 1992  
Project 1886.02

92 JUL 29 PM 12:00

Ravi Arulanantham, Ph.D., CHMM  
Alameda County Health Agency  
Division of Hazardous Materials  
Department of Environmental Health  
80 Swan Way, Room 200  
Oakland, California 94621

*Approved*  
*8/6/92*

Subject: Supplemental Soil Sampling  
Phase I Development Area - Sunnyside Nursery  
Hayward, California

Dear Dr. Arulanantham:

On behalf of The Plymouth Group (Plymouth), of Mountain View, California, Geomatrix Consultants, Inc. (Geomatrix), has developed a sampling program for collection of supplemental soil samples from the subject site. The subject site is an approximately 1.8-acre area of the 17-acre former Sunnyside Nursery parcel and is proposed for residential development by Plymouth. As you requested in our meeting on 29 June 1992, this plan includes the collection of four surface soil samples (0 to 6 inches below ground surface), and six near-surface soil samples from approximately 18 inches below ground surface to augment initial soil sampling results from the 1.8-acre area. Soil samples will be analyzed for chlorinated pesticides and polychlorinated biphenyls (PCBs) by Environmental Protection Agency (EPA) Method 8080; organophosphorus pesticides by EPA Method 8140; and carbamates and urea-based pesticides and herbicides by EPA Method 632. In addition, up to two soil samples will be analyzed for California Code of Regulations Title 22 metals by EPA Methods 6010 and 7000 series. Chemical analysis of soil samples will be performed by a state-certified analytical laboratory.

Proposed supplemental soil sampling locations are identified on the attached site map, along with the locations of previously collected soil samples. Supplemental surface soil sample locations were selected to provide additional site coverage over the Phase I area. Near-surface soil sampling locations are proposed at approximately the three previously sampled surface locations and at three of the supplemental surface sample locations.

Soil samples will be collected in 6-inch-long brass tubes using a hand-held drive sampler following protocols specified in the EPA publication 600/8/80-038 entitled Manual of Analytical Methods for the Analysis of Pesticides in Humans and Environmental Samples. Geomatrix protocols for field and chain-of-custody procedures also will be followed.

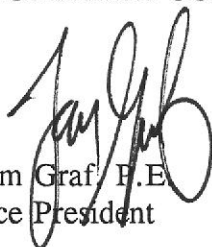


Dr. Ravi Arulanantham  
Alameda County Health Agency  
17 July 1992  
Page 2

If you have any questions regarding this soil sampling plan, please contact me at your earliest convenience.

Sincerely,

GEOMATRIX CONSULTANTS, INC.



Tom Graf, P.E.  
Vice President

PHR/slr  
CONTR\18862SSS.LTR

cc: Mr. Curtis Peterson - The Plymouth Group



Environmental  
& Occupational  
Health Services

RECEIVED  
APR 20 1992

92 DEC 17 AM 11:26

April 15, 1992

Project No: 1162259

Mr. Curtis S. Peterson  
The Plymouth Group  
1616 N. Shoreline Blvd.  
Mountain View, CA 94043-1316

RE: Final Report - Asbestos Air Sampling at the Sunnyside Nursery Project

Dear Mr. Peterson:

Attached is our final report regarding the air sampling conducted on March 26, 1992 and April 8, 1992 at the above-listed site. Although there are no established limits for airborne asbestos for the non-occupational environment, air monitoring results were well within the limits established by Cal/OSHA and the EPA.

Please see the report for details, and call if you have any questions regarding the report.

Sincerely,

A handwritten signature in black ink, appearing to read "Joel M. Cohen", written over a horizontal line.

Joel M. Cohen, CIH  
J.M. Cohen, Inc.

encl.

d:\PLYMOUTH.JMC



## Fire Department

91 MAR 18 AM 11:24



March 1, 1991

Laura Rice  
The Plymouth Group  
1616 North Shoreline Boulevard  
Mountain View, CA 94043

Subject: Development Parameters for Laguna Park, Sunnyside Nursery, and Sunnyside Commons II.

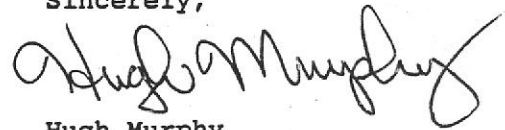
Dear Laura Rice:

The purpose of this letter is to confirm the general minimum acceptable parameters for documentation in order for this office to concur with residential development on the subject projects. The following are those parameters:

- All documents demonstrating work performed or indicating final conclusions must be prepared by a qualified individual using generally accepted industry standards. In addition, each document must be stamped with the proper professional registration seal and have the registrants signature affixed to the document. If there is no seal of registration available for the field of expertise then proof of the individuals qualifications will be required in order to obtain acceptance of the documentation by this office.
- The only sampling that will be accepted as credible will be those samples collected and analyzed discretely and conform under the Environmental Protection Agency (E.P.A.) Guidance Document 846.
- Final sampling and analytical results must be reviewed and accepted by a qualified health risk assessor as accurate and meet a minimum of one in a million risk level and 95 percent assurance level using the E.P.A. 846 Guidance Document.
- Must demonstrate through documentation that all contaminated materials have been stored, transported and disposed of properly
- Must follow the San Francisco Bay Regional Water Quality Control Board (R.W.Q.C.B.) guidelines and documents whenever applicable.
- Must comply with regulations and guidance provided by the Alameda County Health Care Services Agency (A.C.H.C.S.A) or other appropriate governing agencies.

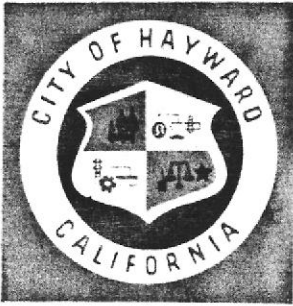
If you have any questions regarding these general parameters, please feel free to give me a call at (415) 293-5454.

Sincerely,

A handwritten signature in cursive script, appearing to read "Hugh Murphy".

Hugh Murphy  
Environmental Specialist

cc: Steve Faelz, Hazardous Materials Coordinator  
Danilo Galang, Hazardous Materials Investigator  
Dyana Anderly, Associate Planner  
Pamela Evans, A.C.H.C.S.A  
Eric Lautenbauch, Terratech, Inc.  
Scott K. Wolff, Environmental Risk Sciences, Inc.



**CITY OF HAYWARD . FIRE DEPARTMENT**

November 19, 1990

Laura Rice  
The Plymouth Group  
1616 N. Shoreline  
Mountain View, CA 94043-1316

SUBJECT: Laguna Park Residential Development

Dear Ms. Rice,

I have reviewed with the Alameda County Health Care Services Agency (ACHCSA) Staff the environmental and health risk documents presented to date by The Plymouth Group's Consultants for the subject site. It was both this office's opinion and the ACHCSA staff that the work done to decontaminate the property is adequate and meets our criteria set forth in a meeting conducted with the Plymouth Group, Plymouth Group's technical staff, ACHCSA staff and City Staff on November 8, 1990 for allowing construction to proceed.

As with any environmental matter, the City always fully reserves the right to require additional action should new facts or circumstances arise indicating the need for same. Also, we assume that this subdivider will comply with all applicable disclosure laws.

If you have any questions, please give me a call at extension 5454.

Sincerely,

Hugh Murphy  
Environmental Specialist

cc: Steve Faelz, Hazardous Materials Coordinator  
Danilo Galang, Hazardous Materials Investigator  
✓ Pam Evans, ACHCSA  
Rich Hiatt, Regional Water Quality Control Board  
Penny Nakatsu, Assistant City Attorney  
Eric Lautenbach, Teratech

CITY OF HAYWARD  
FIRE DEPARTMENT

NOVEMBER 16, 1990

90 NOV 21 PM 1:09

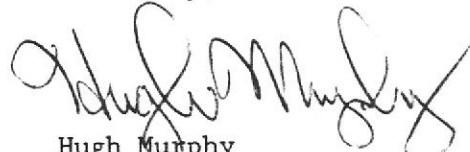
TO: DYANA ANDERLY, ASSOCIATE PLANNER  
FROM: HUGH MURPHY, ENVIRONMENTAL SPECIALIST  
SUBJECT: Laguna Park Residential Development

I have reviewed with the Alameda County Health Care Services Agency (ACHCSA) Staff the environmental and health risk documents presented to date by The Plymouth Group's Consultants for the subject site. It was both this office's opinion and the ACHCSA staff that the work done to decontaminate the property is adequate and meets our criteria set forth in a meeting conducted with the Plymouth Group, Plymouth Group's technical staff, ACHCSA staff and City Staff on November 8, 1990 for allowing construction to proceed.

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If you have any questions, please give me a call at extension 5454.

Sincerely,



Hugh Murphy  
Environmental Specialist

cc: Steve Faelz, Hazardous Materials Coordinator  
Danilo Galang, Hazardous Materials Investigator  
✓ Pam Evans, ACHCSA  
Rich Hiatt, Regional Water Quality Control Board  
Penny Nakatsu, Assistant City Attorney  
Eric Lautenbach, Teratech



# Environmental Risk Sciences, Inc.

381 Bush Street, Suite 600  
San Francisco, California 94104

Phone: (415) 392-7422  
Fax : (415) 296-9788

November 9, 1990

Mr. Hugh Murphy  
Hayward Fire Department  
22300 Hayward Boulevard  
Hayward, CA 94541

Re: Toxicological Review of Verification Test Results  
Laguna Park, Hayward, CA

Dear Mr. Murphy:

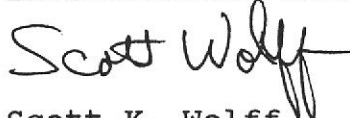
As requested, I have reviewed the verification sample test results for residual pesticides on the Laguna Park site in Hayward. A site plan documenting the locations of the sample points and the certified laboratory reports for the six most recent samples are presented in Terratech's "Confirmation Test Results,..." letter dated November 9, 1990.

Based on my statistical calculations and review of the U.S. EPA Manual SW-846, a sufficient number of random samples have been collected and analyzed at this site to provide a 95% confidence level that the residual onsite pesticide concentrations are well below the levels of concern identified in the health risk assessment prepared by my firm. Please note that the U.S. EPA generally recommends approximately an 80% confidence level for most environmental sampling, so that the 95% level your agency has required represents an additional degree of health conservatism.

Based upon the recent analytical results for these samples showing no detectable levels of organochlorine pesticides in soil at the Laguna Park site, the original conclusions of my 1989 health risk assessment report remain valid. Therefore, it is my professional judgment that according to the best available health risk assessment methodology supplied by the U.S. EPA, the residual soil concentrations of the organochlorine pesticides at the Laguna Park site pose an insignificant risk to human health.

Very truly yours,

ENVIRONMENTAL RISK SCIENCES, INC.



Scott K. Wolff  
Principal

Enclosures

cc: Pam Evans, Alameda County Health Agency (w/ enc.)  
Laura Rice, The Plymouth Group (w/o enc.)  
Richard Hiett, Regional Water Quality Control Board (w/o enc.)

ERS

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



DEPARTMENT OF ENVIRONMENTAL HEALTH  
Hazardous Materials Program  
80 Swan Way, Rm. 200  
Oakland, CA 94621  
(415)

FACSIMILE TRANSMITTAL

TO:

Laura Rice

Fax Phone Number

Floor/Room # \_\_\_\_\_

Name: 968 - 5619

Title/Section

Agency: Plymouth Group

Address: \_\_\_\_\_

Phone #: ( ) \_\_\_\_\_

FROM:

568-3706

Fax Phone Number

Floor/Room # \_\_\_\_\_

Date: 10/31/90

Time Sent: \_\_\_\_\_

Sender: Pam Evans

Title/Section

Phone #: (415) 271-4320

Number of Pages Including Transmittal Sheet: 3

Special Instructions/Comments:

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



DEPARTMENT OF ENVIRONMENTAL HEALTH  
Hazardous Materials Program  
80 Swan Way, Rm. 200  
Oakland, CA 94621  
(415)

FACSIMILE TRANSMITTAL

TO: (408) 297-7716 Floor/Room # \_\_\_\_\_  
Fax Phone Number

Name: Eric Lautenbach Title/Section \_\_\_\_\_

Agency: TerraTech \_\_\_\_\_

Address: \_\_\_\_\_

Phone #: ( ) \_\_\_\_\_

FROM: (415) 568-3706 Floor/Room # \_\_\_\_\_  
Fax Phone Number

Date: 10/31/90 Time Sent: \_\_\_\_\_

Sender: Pam Evans Title/Section \_\_\_\_\_

Phone #: (415) 271-4320 \_\_\_\_\_

Number of Pages Including Transmittal Sheet: 3

Special Instructions/Comments:

11-24/44  
1210(8)

# WELLS FARGO BANK

7038

SOUTHLAND OFFICE 950 SOUTHLAND DRIVE HAYWARD, CA 94545

7-28 19 90

PAY TO THE ORDER OF

*P.H.S. Dr. John J. Muzio*

\$ 5560

*Fifty Five & 60/100*

DOLLARS

**EDGAR B. HOWELL**  
**CAROL A. HOWELL**  
26375 FRESNO CT. 415-782-6904  
HAYWARD, CA 94545

*Edgar B. Howell*



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©1988 WFB N.A. LANDSCAPE

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



DEPARTMENT OF ENVIRONMENTAL HEALTH  
Hazardous Materials Program  
80 Swan Way, Rm. 200  
Oakland, CA 94621  
(415)

October 30, 1990

Hugh Murphy  
City of Hayward Fire Department  
22300 Foothill Blvd  
Hayward CA 94541

RE: Laguna Park Issues - Plymouth Group

Dear Hugh:

I have reviewed TerraTech's latest proposal (dated 10/25/90) for investigation of pesticide contaminated soil at Laguna Park. The proposal for further sampling of lot 5 (in the north west corner) is acceptable. I have some remaining concerns about lot 12 (formerly under asphalt in the eastern section) and other pesticide related issues:

1. Follow up sampling of the stockpile soil excavated from the north west corner of the parcel should be done to establish current pesticide levels. Precautions must be taken to ensure that the soil is not blown or washed away. The pile should be situated such that it does not present an attractive nuisance to passersby, particularly children. Sampling results would establish whether remediation/reuse or disposal is appropriate.

Eric Lautenbach faxed both of us a message after last week's meeting stating that DDE levels in the 18 inches of soil excavated from the north west corner of Laguna Park were below TTLC levels. He is correct, in that the level of DDE found in the original composite surface soil sample was .13 ppm and DDE's TTLC is 1 ppm. However, endosulfan I and II levels, at 4.0 ppm and 11 ppm, respectively, exceeded the risk assessment's calculated TTLC (or "safe soil level") of 3.5 ppm.

2. Eric Lautenbach asserts in his latest proposal that there is a connection between the container found sitting on the asphalt on what is now lot 12 and the positive DDE sample result from the soil beneath that container. He states that the presence of the tank justifies having taken only one sample from that lot, as the tank is the likely source of contamination. I am not certain that there is any connection between the container, which was apparently empty when found, and the contamination beneath it. However, assuming that a connection exists, the Plymouth Group should be expected to investigate the full lateral and vertical extent of the contamination. The vertical extent has already been partially explored. You could require the Plymouth Group to ensure, through a lateral sampling grid, that this "localized" contamination has been adequately investigated.

Hugh Murphy  
City of Hayward  
October 30, 1990  
Page 2 of 2

Another possibility is that the contamination under the empty tank was not due to a leak from the container. Rather, it could be an indication of a more widespread soil pesticide contamination problem existing at the site.

In either case, the developer should sample lot 12 further in order to determine that either the problem was very localized, or that the possibility of more widespread contamination has been investigated thoroughly.

In connection with the formerly asphalted area of Laguna Park, has your office been supplied complete site history information? Is it a complete and thorough description of the range of activities and materials used? Was the paved area asphalted before or after the use of DDT was discontinued in 1972? What was its use before it was asphalted?

Should sampling results indicate that soil pesticide contamination is not confined to the already remediated north west corner, it would be appropriate to require the developer to carry out further surface sampling throughout the Laguna Park parcel.

It is essential that the issues connected with the Laguna Park parcel be addressed to your satisfaction before building begins on other parcels of the Sunnyside site. I advise that you review the site history information for other sections of Sunnyside and ask the same questions I brought up above about Laguna Park. Please feel free to contact me with any further questions you may have in this matter.

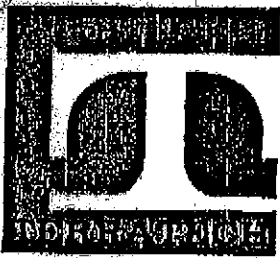
Sincerely,



Pamela J. Evans  
Hazardous Materials Specialist

c: Laura Rice, The Plymouth Group  
Eric Lautenbach, TerraTech





1365 VANDER WAY

SAN JOSE, CALIFORNIA 95112

(408) 297-6969

FAX (408) 297-7716

TERRATECH

FAX No. (408) 297-7716

FACSIMILE COVER SHEET

DATE: 10/23/90

AX No. (415) 568-3706

COMPANY NAME: ALAMEDA Co. HEALTH

ATTENTION: PAM EVANS

TERRATECH  
JOB NO. 4454

RE: SOIL STATUS WITH RESPECT TO TITLE 22

UNNYSIDE NURSERY PROJECT

transmission is 1 pages long (including this page). *True*

REMARKS: Initial soil composite test from Laguna showed 0.13 ppm

of DDE, below TLIC even with 4x worst case markup.

Accordingly, this soil is not hazardous waste.

Only one test result\* which could not be replicated with 8 Followup tests, has exceeded State TLIC criteria. We never intended

If you have any questions, please call me at (408) 297-6969. *to state hazardous waste under street as this classification does not appear true*

Sincerely,

CC: HUGH MURPHY (415) 784-8691

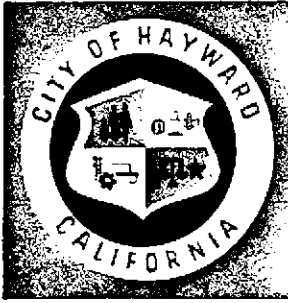
Laura Rice (415) 924-5619

ERIC AUTENBACH  
TERRATECH INC.

\* on entire project

*reasoning backwards from point Z*

*1.3 result was obtained from another section he's not forget the auto-suffa level + the calculated use of 3.5 ppm*



**CITY OF HAYWARD . FIRE DEPARTMENT**

October 29 089731 PM 12:06

Laura Rice  
Plymouth Group  
1616 North Shoreline Boulevard  
Mountain View, CA 94043-1316

Subject: Laguna Park Project

Dear Ms. Rice:

This letter is a follow up of our meeting of October 22, 1990, at the Alameda County Health Care Services Agency (ACHCSA) office. The levels indicated of pesticides still remaining on lots 5 and 12 on the subject location are at acceptable levels per our discussion with the ACHCSA.

Prior to final approval for the subject site it must be demonstrated by Plymouth Group's Consultants that sampling and analysis presented is representative and is in accordance with the Environmental Protection Agency (EPA) SW 846 Guidance Document.

If you have any questions please contact me at 784-8695.

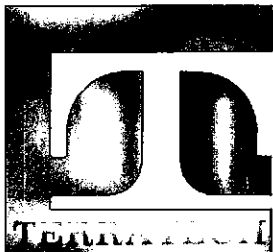
Sincerely,

A handwritten signature in black ink, appearing to read "Hugh Murphy".

Hugh Murphy  
Environmental Specialist

HM/ml1

cc: Steve Faelz, Hazardous Materials Coordinator  
Danilo M. Galang, Hazardous Materials Investigator  
Pam Evans, Alameda County Health Care Services Agency  
Rich Hiatt, Regional Water Quality Control Board



1365 VANDER WAY

SAN JOSE, CALIFORNIA 95112

(408) 297-6969

FAX (408) 297-7716

October 17, 1990  
Project 4454/4

Ms. Laura Rice  
The Plymouth Group  
1616 N. Shoreline Blvd.  
Mountain View, California 94043-1316

Subject: Supplemental Comments  
Laguna Park Closure Activities  
Hayward, California

Dear Ms. Rice:


This letter addresses two issues which have arisen regarding the soil cleanup work performed at the Laguna Park site in Hayward - (1) rationale behind selected locations of verification sampling; and (2) significance of residual traces of pesticides remaining at Lots 5 and 12.

All verification samples were taken from the rear yard areas of the future residences, as this is the most likely area of repeated soil contact. In accordance with our approved Closure Plan (see Alameda County Health Agency letter of June 30, 1989), we collected one sample per lot. Laterally, the sample locations were selected to be near the center of the impacted area within each yard. The Lot 13 sample was collected slightly west of center to be consistent with the westward positioning of the house. The Lot 4 sample had to be collected slightly east of center because of parked earth moving equipment. According to our sampling geologist, the soil conditions (classification, coloring, etc.) were quite consistent at the subexcavated depth and we believe the sampling locations were representative.

We believe the residual traces of pesticides found in the verification samples from Lots 5 and 12 are insignificant to the future residents for the following primary reasons - (1) the subject soils will be beneath 18" of import which was tested and found to contain no detectable chlorinated pesticides; and (2) the project Health Risk Assessment (ERS, June 22, 1989) clearly indicates that these concentrations are well below conservative accepted thresholds for both carcinogenic and noncarcinogenic risks.

Sincerely,

TERRATECH, INC.

  
Eric R. Lautenbach  
CE 42437

cc: Pam Evans, Alameda County Health Agency  
Hugh Murphy, Hayward Fire Department  
Rich Hiatt, California Regional Water Quality Control Board



**CITY OF HAYWARD . FIRE DEPARTMENT**

July 26, 1990

James Gabbert  
KOFY Radio  
2500 Marin Street  
San Francisco, CA 94125

Re: Former Dump at 4001 West Winton Avenue, Hayward

Dear Mr. Gabbert:

Pursuant to our conversation, the Hazardous Materials Office of the Hayward Fire Department is requesting information consistent with the specifications of the California Regional Water Quality Control Board (RWQCB) staff regarding materials accepted at the above referenced site. Please submit the following information.

- 1) Define the criteria now being used to screen fill material for contamination by KOFY Radio and their agents.
- 2) Identify who is providing technical oversight to ensure that the criteria for Item 1 is being followed in the field. Include any reports that have been generated which review the screening process for contaminated material.
- 3) Identify all sources of foundation and capping materials.
- 4) Identify areas where materials from each source have been located.

Our office appreciates your cooperation in this matter. If you have any questions, please give me a call at 784-8695.

Sincerely,

A handwritten signature in black ink, appearing to read "Hugh Murphy".

Hugh Murphy  
Environmental Specialist

HM/llt

cc: Steve Faelz, Hazardous Materials Coordinator  
Danilo Galang, Hazardous Materials Investigator  
Jack Silva, Construction Engineer  
Rich Hiatt, Regional Water Quality Control Board  
Bill Hurley, Regional Water Quality Control Board  
Pam Evans, Alameda County Health Department ✓  
Robert D. Stephens, Department of Health Services  
May Torrez, C & G Contractors  
Karen Spinardi, Bissell and Karn



**CITY OF HAYWARD . FIRE DEPARTMENT**

July 10, 1990

Scott Ward  
Plymouth Group  
1616 North Shoreline Blvd.  
Mountain View, CA 94043

Dear Scott:

I have received Terratech's report dated July 3, 1990, for the Laguna Park Closure. The information presented appears to be adequate in regards to clean up of the site. Lots 4 and 13 through 16 appear to be cleared of detectable contaminant and therefore no obstructions exist from this department for construction on these sites. However, lots 5 and 12 still appear to be impacted as indicated through additional soil sampling. This contamination is minor and appears to be not an issue but I will be confirming Terratech's results with Alameda County Health Care Services Agency and updating in a follow-up letter within the week.

In your report there was indication that contaminated soils were taken to the former landfill at the end of West Winton Avenue. At present, there appears to be some question as to whether contaminated material can be brought into the landfill. We are currently working with the Regional Water Quality Control Board (RWQCB) to clarify this issue. I would recommend checking with the RWQCB before disposing of any additional soils as to their minimum standard for fill material at this former dump location.

If you have any questions, please give me a call at 784-8695.

Sincerely,

Hugh Murphy  
Environmental Specialist

HM/11t

cc: Steve Faelz, Battalion Chief, Hazardous Materials Coordinator  
Dyana Anderly, Assistant Planner  
Rich Hiatt, Regional Water Quality Control Board  
Pam Evans, Alameda County Health Care Services

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R02790

July 6, 1990

Naoko Ward  
The Plymouth Group  
2047 Old Middlefield Rd.  
Mountain View CA 94043

DEPARTMENT OF ENVIRONMENTAL HEALTH  
Hazardous Materials Program  
80 Swan Way, Rm. 200  
Oakland, CA 94621  
(415)

RE: Remediation and Disposition of Backfill Soil from Tank Removal  
at Sunnyside Nursery, Hayward

Dear Ms. Ward:

On April 4, 1990, I requested further information from Terratech, Inc. regarding fuel contaminated backfill soils from a tank removal at Sunnyside in January, 1990. Sample results of the backfill soil from the diesel tank showed total petroleum hydrocarbon (TPH D) levels too high to allow for immediate reuse or disposal in a local landfill. In his February 26 report to you, Mr. Lautenbach proposed that the diesel contaminated backfill soil "undergo landfarming" in order to reduce levels to below 100 ppm. He mentioned weekly discing as a means of facilitating the aeration process.

This office requires the following information concerning the diesel contaminated soil by July 25, 1990:

1. The specific remediation steps taken and planned
2. The current location and use of the soil
3. Most recent sampling results
4. The planned use or disposal of the soil

Current Regional Water Quality Control Board guidelines allow for either offhauling or remediating soils with gasoline or diesel TPH levels above 10 ppm. It may be necessary for you to contact the Board in order to obtain approval for your diesel remediation project.

You may contact Hazardous Materials Specialist Pamela Evans with any questions at 271-4320.

Sincerely,

Edgar B. Howell III, Chief  
Hazardous Materials Division

EBH:PJE

c: Lester Feldman, Regional Water Quality Board  
Howard Hatayama, Department of Health Services  
Eric Lautenbach, Terratech





90 MAY 31 PM 1:38  
May 29, 1990  
Project 4454/3

Mr. Hugh Murphy  
Hazardous Materials Specialist  
Hayward Fire Department  
22300 Foothill Boulevard  
Hayward, California 94541

Subject: Environmental/Toxic Mitigation Measures  
Sunnyside Commons II  
Hayward, California

Dear Mr. Murphy:

This letter provides a discussion of anticipated environmental/toxic mitigation measures for the Sunnyside Commons II site. The Plymouth Group is fully committed to implementing acceptable mitigation measures prior to construction of their residential development. In parallel with this document, Scott Wolff of ERS, Inc. is preparing an addendum for his Sunnyside Risk Assessment report.

The two toxic issues on this property are low part per million (ppm) levels of PCB's in the shallow soil of a small area near the existing garage and low part per billion (ppb) levels of Endosulfan in the shallow ground water at the southeastern property corner. Both situations are currently under supplemental investigation, with descriptive reports soon to be completed.

Although the levels of PCB's found to date are below the current 50 ppm California threshold for "hazardous" classification, the need for some mitigation is recognized. Our mitigation recommendations will probably be as follows: (1) offsite disposal for soils containing PCB concentrations above the "safe soil" levels derived in the health risk calculations; and (2) isolation under roadways for soils containing PCB concentrations above detection, but below the "safe soil" levels. Discreet verification samples would be collected and analyzed to supplement data currently being obtained and assure excavation adequacy.

Since there is no established Action Level or Maximum Contaminant Level for Endosulfan in the California Department of Health Service's (DHS's) chemical list for drinking water, Mr. Wolff is going to derive an equivalent value. We strongly doubt that the existing concentrations will exceed this "safe water" level. Besides the completed sealing of the open well suspected as the access route for the pesticide to the ground water, we will likely recommend a quarterly monitoring program to document the degradation and dispersion of the compound until it is not detectable. In a worst-case scenerio, a local pump and treat cleanup would be employed, likely utilizing activated carbon.

If we can provide any further information, please call.

Prepared by,

TERRATECH, INC.



Eric R. Lautenbach, P.E.

cc: Scott Ward, The Plymouth Group  
Pam Evans, Alameda County Health Agency



ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



SITE: 24934 Mohr Dr,  
Hayward, CA

R02790

April 4, 1990

DEPARTMENT OF ENVIRONMENTAL HEALTH  
Hazardous Materials Program  
80 Swan Way, Rm. 200  
Oakland, CA 94621  
(415)

Eric R. Lautenbach  
Terratech, Inc.  
1365 Vander Way  
San Jose CA 95112

RE: Sunnyside Nursery Site, Hayward

Dear Mr. Lautenbach:

My staff as reviewed the following Terratech, Inc. reports on the Sunnyside location.

1. Verification Soil Sampling for Underground Tank Removals
2. Shallow Ground Water Quality Report
3. Laguna Park Site Safety Plan

The ground water report and site safety plans are acceptable as submitted. However, more information is required concerning tank removal activities:

1. This office must be provided copies of waste manifests for the removed tanks and piping.
2. The soil in the two waste piles had TPH levels above the Regional Water Quality Control Board threshold (10 ppm) that would allow for immediate reuse on site. This office requires more information on the manner in which these soils will be handled. Of particular interest to us is the treatment of the diesel contaminated stockpile.

You may supply the required information as an addendum to your tank removal soil sampling report. Please contact Pamela Evans, Hazardous Materials Specialist, at 271-4320 with any questions.

Sincerely,

Edgar B. Howell III, Chief  
Hazardous Materials Division

EBH:PJE

c: Lester Feldman, Regional Water Quality Control Board  
Steve Faelz, City of Hayward

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



DEPARTMENT OF ENVIRONMENTAL HEALTH  
Hazardous Materials Program  
80 Swan Way, Rm. 200  
Oakland, CA 94621  
(415) 271-4320

FACSIMILE TRANSMITTAL

TO:

968-5619  
Fax Phone Number

Floor/Room # \_\_\_\_\_

Name: Joseph Miura

Title/Section \_\_\_\_\_

Agency: The Plymouth Group

Address: 2047 Old Middlefield Way, Mountain View 94043

Phone #: (415) 964-5088      961-0923

FROM:

568-3706  
Fax Phone Number

Floor/Room # 200

Date: 7-6-89

Time Sent: 8:45

Sender: Thomas Peacock, HazMat Division  
Title/Section

Phone #: (415) 271-4320

Number of Pages Including Transmittal Sheet: 3

Special Instructions/Comments:

July 3, 1989

Rafat Shahid

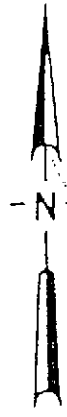
Tom Peacock

Sunnyside Nursery, Hayward, Update 2

Following is a chronology of actions taken regarding the Sunnyside Nursery in Hayward:

1. Late April 1989 received Terratech Environmental/Toxics Investigation of Feb. 89 (copy)
2. May 5, 1989 left underground tank permit applications and Business Plan instructions with operator of Sunnyside Nursery.
3. May 5, 1989 Eric Lautenbach of Terratech called.
4. May 16, 1989 Vance Yoshida of Sunnyside Nursery called, I returned the call and left a message about his tanks and Business Plan.
5. May 24, 1989 Jeff of Terratech called.
6. May 17, 1989 Eric left 5 reports for our review including:
  - a. February 1989 Investigation
  - b. Feb. 22 letter to Kathy Miura of The Plymouth Group
  - c. Apr. 14 letter to Miura
  - d. Apr. 18 letter to Miura
  - e. May 3 latest soil analysis.
7. May 19, 1989 \$448 deposited on account by Kathy Miura of The Plymouth Group.
8. May 19, 1989 letter received for Rafat Shahid from Steve Faelz concerning the Sunnyside Nursery and scheduling a meeting.
9. Mid May, 1989 resolved scheduling conflicts and set up meeting with Steve Faelz, Dyana Anderly, and Eric Lautenbach for June 6, 1989. Reviewed literature on toxicity of endosulfan versus endrin.
10. May 30, 1989 reviewed reports for Sunnyside Nursery.
11. May 30, 1989 Miura called.
12. June 1, 1989 Miura called.
13. June 2, 1989 returned call and discussed with Miura.
14. June 3, 1989 Miura called about Eric coming by our office.
15. June 6, 1989 Meeting with Ed, Faelz, Anderly concerning issues at Sunnyside Nursery. Received review with comments from City of Hayward.
16. June 6, 1989 meeting with Eric who showed up after the first meeting.
17. June 7, 1989 wrote letter to Miura as result of meeting.
18. June 8, 1989 Miura called.
19. June 9, 1989 Scott Ward of The Plymouth Group called.
20. June 12, 1989 returned calls to Ward and Miura and left messages at both.
21. June 13, 1989 mitigation meeting with Miura, Lautenbach (Kim Caison-EHS Trainee sat in) on Sunnyside Nursery.
22. Mid June received letter dated June 14, 1989 from Miura.

23. June 16, 1989 received closure plan via FAX, 10 pages from Eric Lautenbach, last 2 pages sent twice.
24. June 19, 1989 Miura called.
25. June 19, 1989 Ed asked that I prepare a chronological report for you, report prepared. ( There are omissions of short phone calls between City of Hayward agencies and the developers and their consultants when we were both in the office and no messages were taken.)
26. June 20, 1989 spoke with Janet Naito of DHS about their concerns and cleanup standards for property.
27. June 20, 1989 Kathy Miura called.
28. June 22, 1989 spoke with Lester Feldman of the Regional Water Quality Control Board.
29. June 22, 1989 received Closure Plan dated June 16(Hard copy), 1989 and prepared by Eric Lautenbach.
30. June 23, 1989 Kathy Miura called. Discussed toxics issues, then connected for three way call to Dan Dalke of Regional Water Quality Control Board, listed sit discussed, expectations and cleanup levels.
31. June 23, 1989 received health risk assessment from Scott Wolf of Environmental Risk Sciences.
32. June 26, 1989 discussed issues with Mike Green, County Agricultural Commissioner. Began review of reports.
33. June 26, 1989 Miura called about setting up meeting on 29 June. Received 4 page FAX from Miura.
34. June 27, 1989 Lanterbach called. Call from Hayward Planning Dept.
35. June 28, 1989 Miura called.
36. June 29, 1989 Phone call to Anderly: city requirements. Spoke with Miura. Miura called to cancel meeting.
37. June 30, 1989 Wrote acceptance letter.
38. July 3, 1989 Miura called. Received note from Miura with another deposit for review of project. Printed letter for signature.
39. July 5, 1989 Miura called. Letter sent out
40. July 6, 1989 Miura called, I told her letter went out, She requested FAX which I did for letter.

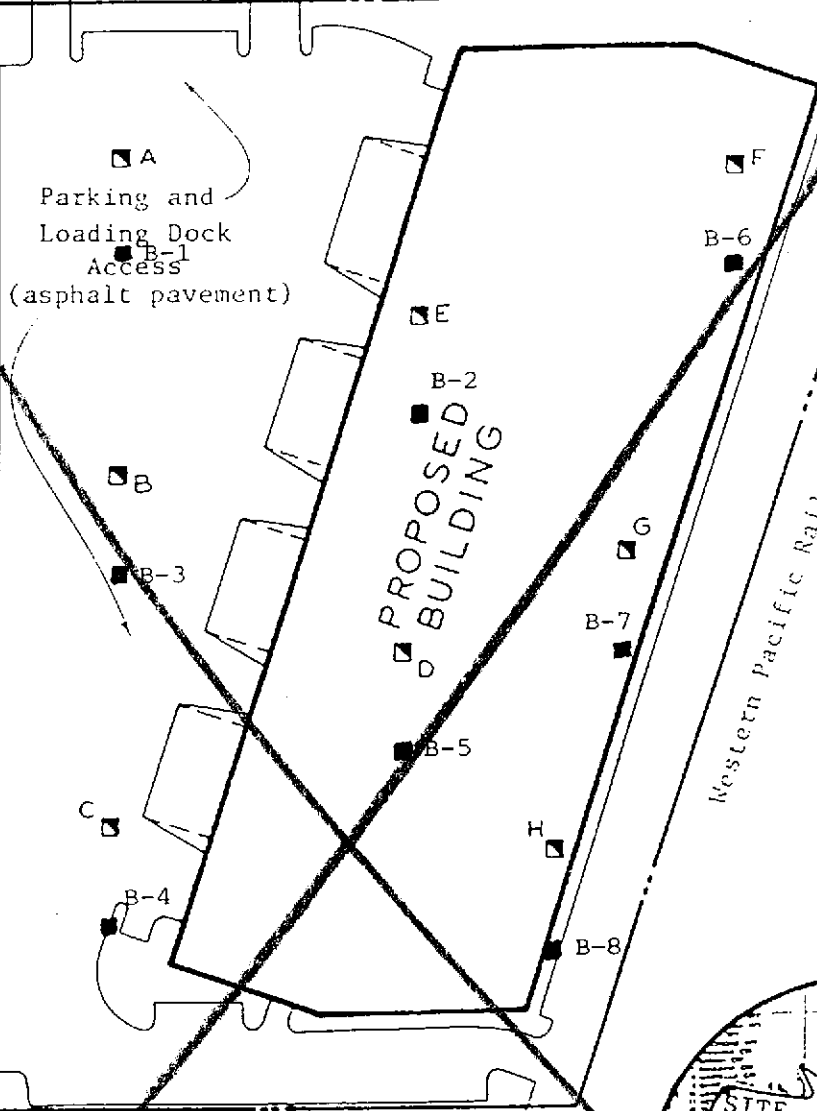


PACIFIC STREET

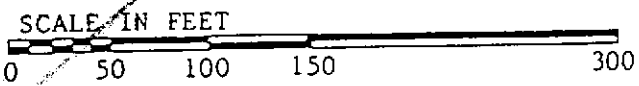
TRANSIT AVENUE

Western Pacific Railroad

Western Pacific Railroad



- Approximate location of ESE Soil Samples
- HLA Samples taken approximately 10 feet south of each ESE sample locality



LOCALITY MAP



**Harding Lawson Associates**  
Engineering and  
Environmental Services

**Site Plan**  
Pacific Street Project  
Union City, California

PLATE

**1**

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



SITE: 24934 Mohr Dr

R02790

June 30, 1989

DEPARTMENT OF ENVIRONMENTAL HEALTH  
Hazardous Materials Program  
80 Swan Way, Rm. 200  
Oakland, CA 94621  
(415)

Dyana Anderly, Assistant Planner  
Planning Department, City of Hayward  
22300 Foothill Blvd.  
Hayward, CA 94541

Re: Sunnyside Commons  
Sunnyside Nursery, Mohr Ave., Hayward

Dear Ms. Anderly:

On May 19, 1989 this office was requested to review a proposal to build the Sunnyside Commons housing development on Mohr Ave. The developer, The Plymouth Group, has submitted several documents to this office for review as follows:

1. Phase I Environmental/ Toxics Investigation, February 1989 by Terratech, Inc.
2. Closure Plan for Mitigating Agricultural Chemical Hazards, June 16, 1989 by Terratech, Inc.
3. Health Risk Assessment, June 22, 1989 by Environmental Risk Sciences, Inc.
4. Several other documents of smaller volume.

In reviewing these proposals this office has contacted several other agencies who may have an interest in it. Mike Green, the County Agricultural Commissioner presently oversees application of pesticides at the Sunnyside Nursery. Since the nursery will continue to operate for the next year it is his responsibility to assure that pesticides are used properly at the facility. The facility operates in accordance with the Agriculture Department rules and will continue to use pesticides for the next year.

Dan Dalke of the Regional Water Quality Control Board was contacted regarding release of pesticides which have been discovered at the site. Although no level of pesticides are allowed in the environment there is not enough contamination at the site for the Regional Board to take action at this time. The site is on their list and it may take years for them to investigate any impact or mitigation.

Janet Naito of the State Department of Health Services, Toxic Substances Control Division was contacted concerning the contamination found. There was not a high enough concentration of any chemical or their combination for the State to have any



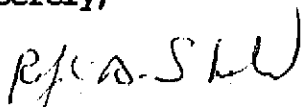
Sunnyside Nursery  
Mohr Dr., Hayward  
June 30, 1989  
Page 2 of 2

interest in investigating the site. Ms. Naito was contacted by your office as well as ours. She said that she hoped local government would act on this site as the State did not have the resources to look into the low level of contamination currently discovered.

This Department has discussed the issues with the above people and others. The documents have been reviewed and several recommendations have already been incorporated into the most recent Closure Plan. As submitted, the project does not seem to pose a substantial hazard to the health or environment of any future residents of the property. Although there may be hazards to workers building the project, the developer will submit a safety plan which will satisfy this Department. Structures which may presently have unknown hazards or contamination, such as the two underground storage tanks, will be removed with a Closure Plan acceptable to this Department and any cleanup will be accomplished.

If you have any questions concerning this matter, please contact Thomas Peacock, Sr. Hazardous Material Specialist, at 271-4320.

Sincerely,



Rafat A. Shahid, Chief  
Hazardous Materials Division

RAS:tfp

cc: Janet Naito, Department of Health Services  
Dan Dalke, Regional Water Quality Control Board  
Steve Faelz, City of Hayward Fire Dept.  
Eric Lautenbach, Terratech, Inc.  
Mike Green, Alameda County Agricultural Department  
Kathy Miura, The Plymouth Group  
File



6/27/89

Project # U552808  
Fee Paid \$1000.00  
Date 6/30/89

Dear Tom,

(add to U542339)

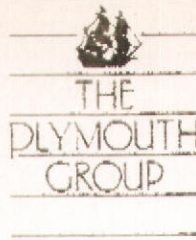
Enclosed is a check for \$1000. for additional deposit for review of toxics mitigation plan for sunnyside Commons.

We appreciate the time and effort you have given our project.

Please let me know if there is anything you require from us to facilitate your review.

Sincerely,

*Josephina*



THE PLYMOUTH GROUP  
FACSIMILE TRANSMITTAL SHEET

SENDING TO

FACSIMILE NUMBER: 568-3706

COMPANY: ALAMEDA COUNTY HEALTH AGENCY

ATTENTION: TOM PEACOCK

NUMBER OF PAGES TO FOLLOW THIS COVER SHEET: 3

SENT BY: KATHY MIURA

DATE: 6/26/89 TIME: 10:30

SPECIAL INSTRUCTIONS:

*FOLLOWING THIS PAGE ARE:  
COPY OF LETTER TO CITY OF HAYWARD.  
PESTICIDE LABELS.*

THE PLYMOUTH GROUP FACSIMILE MACHINE NUMBER IS (415) 968-5619

PLEASE CALL (415) 961-0923 IMMEDIATELY IF THERE IS A PROBLEM WITH THIS TRANSMISSION. THANK YOU.

ALAMEDA COUNTY HEALTH CARE SERVICES AGENCY  
MEMORANDUM

DATE June 26, 1989

TO Rafat Shahid

FROM Tom Peacock

SUBJECT: Sunnyside Nursery, Hayward, Update

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*June 23*  
June 26, Miura called about setting up meeting on 29 June.

Received FAX 4 pages from Miura.

27 June 89 Eric Lautenbach called, call from Hayward

Planning Dept  
28 June 89 Kathy Miura called.

29 June 89 phone call to orderly; city requirements spoke w/ Kathy Miura, called to cancel

~~29 June 89~~

30 June 89 wrote acceptance letter to Admin.

Dear AI 192 Members,

Reminder of our tasks from October meeting:

YUGOSLAVIA :

Special Thanks to Gene Flannel who gave us a nice report on his trip to Yugoslavia, and also to David Warshaw who hand delivered a letter to the residence of the Yugoslav Ambassador in Washington DC.

John Hughes, David Warshaw and Jeanne Perkins will write a letter to the Presidency and to the officials in the Local Province.

David Warshaw will inquire about who is in charge of Yugoslavia at the New York Times.

SPECIAL EVENTS :

December 10th International Human Rights Day. Evelyn and Jeanne will organize.

ROSTER UPDATE:

Paul Amenson  
1800 Yosemite  
Berkeley CA 94707  
527-0372

Tony Thurston  
322 Saint James Drive  
Piedmont CA 96611  
530-4343

Eveline Hartmann  
17 Mesa Avenue  
Piedmont, CA 94611  
655-5552

NEXT MEETINGS:

November 9th at Tony and Daniele's 918 Curtis St. Albany 528-1324 @ 7:30PM

December 10th at Marc and Marjorie's. It will be a potluck evening party.

THANK YOU,

*Daniele*

Daniele Meilhan  
10/21/83

MEMORANDUM

ALAMEDA COUNTY HEALTH CARE SERVICES AGENCY

DATE : 6-19-89  
TO : Tom Peacock  
FROM : Ed Howell  
SUBJECT: Sunnyside Nursery.

Tom please give me chronological report  
of actions and meetings concerning Sunnyside  
Nursery for Jak/Rafat to respond  
to Supervisor Santana. Tue AM.  
Thanks

ALAMEDA COUNTY HEALTH CARE SERVICES AGENCY  
MEMORANDUM

DATE : June 19, 1989

TO : Rafat Shahid

FROM : Tom Peacock

SUBJECT: Sunnyside Nursery, Hayward

Following is a chronology of actions taken regarding the Sunnyside Nursery in Hayward:

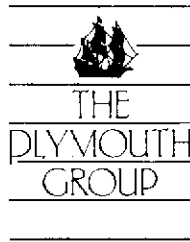
1. Late April 1989 received Terratech Environmental/Toxics Investigation of Feb. 89 (copy)
2. May 5, 1989 left underground tank permit applications and Business Plan instructions with operator of Sunnyside Nursery.
3. May 5, 1989 Eric Lautenbach of Terratech called.
4. May 16, 1989 Vance Yoshida of Sunnyside Nursery called, I returned the call and left a message about his tanks and Business Plan.
5. May 24, 1989 Jeff of Terratech called.
6. May 17, 1989 Eric left 5 reports for our review including:
  - a. February 1989 Investigation
  - b. Feb. 22 letter to Miura
  - c. Apr. 14 letter to Miura
  - d. Apr. 18 letter to Miura
  - e. May 3 latest soil analysis.
7. May 19, 1989 \$448 deposited on account by Kathy Miura of The Plymouth Group.
8. May 19, 1989 letter received for Rafat Shahid from Steve Faelz concerning the Sunnyside Nursery and scheduling a meeting.
9. Mid May, 1989 resolved scheduling conflicts and set up meeting with Steve Faelz, Dyana Anderly, and Eric Lautenbach for June 6, 1989. Reviewed literature on toxicity of endosulfan versus endrin.
10. May 30, 1989 reviewed reports for Sunnyside Nursery.
11. May 30, 1989 Miura called.
12. June 1, 1989 Miura called.
13. June 2, 1989 returned call and discussed with Miura.
14. June 3, 1989 Miura called about Eric coming by our office.
15. June 6, 1989 Meeting with Ed, Faelz, Anderly concerning issues at Sunnyside Nursery. Received review with comments from City of Hayward.
16. June 6, 1989 meeting with Eric who showed up after the first meeting.
17. June 7, 1989 wrote letter to Miura as result of meeting.
18. June 8, 1989 Miura called.
19. June 9, 1989 Scott Ward of The Plymouth Group called.
20. June 12, 1989 returned calls to Ward and Miura and left messages at both.
21. June 13, 1989 mitigation meeting with Miura, Lautenbach (Kim Caison-EHS Trainee sat in) on Sunnyside Nursery.
22. Mid June received letter dated June 14, 1989 from Miura.
23. June 19, 1989 Miura called.
24. June 19, 1989 Ed asked that I prepare a chronological report for you, report prepared. ( There are omissions of short phone calls



Sunnyside Nursery  
Page 2 of 2

between City of Hayward agencies and the developers and their consultants when we were both in the office and no messages were taken.)

check w/ Regional Board Don Dalke  
& DOTS for any release.  
Communicate all updates to Rafat



June 14, 1989

Mr. Tom Peacock  
Senior Hazardous Materials Specialist  
Alameda County Health Care Services Agency  
80 Swan Way, Rm. 200  
Oakland, CA 94621

Re: Sunnyside Nursery Property, Hayward, CA

Dear Tom,

The purpose of this letter is to confirm the issues discussed in our 6/13/89 meeting with Eric Lautenbach, Scott Ward and myself.

Our understanding is that the County is willing to review our Closure Plan for Mitigating Agricultural Chemical Hazards for Sunnyside Nursery and that this review will take approximately one week.

In accordance with your recommendations our Closure Plan will incorporate the following measures:

1. Health risk assessment
2. Site history
3. Toxicological assessment of Endosulfin
4. Permits for underground tanks in current use
5. Tests required to verify site conditions when the land use changes from agricultural to residential.

Attached is a letter to Bruce Allred regarding the County's role in the review of the mitigation plan.

We appreciate your assistance in resolving these environmental issues. Please let me know if there is anything we can do to assist you.

Sincerely,

A handwritten signature in cursive script, appearing to read "Kathy Miura".

Kathy Miura  
Assistant Vice President  
The Plymouth Group

cc: Dyana Anderly  
Bruce Allred  
Steve Faelz  
Ron Gushue  
Eric Lautenbach  
Larry Cogan



June 7, 1989

Mr. Bruce Allred  
 Planning Director  
 City of Hayward  
 22300 Foothill Boulevard  
 Hayward, CA 94541

Dear Bruce:

The purpose of this letter is to confirm our telephone conversation yesterday regarding the status of the soils/toxics study and the negative declaration for the Sunnyside Nursery property. As I indicated in our conversation, we received Dyana's letter of June 6 stating that the negative declaration will be prepared at such time as we satisfy County officials that the housing development will not result in the exposure of residents to hazardous materials. We believe that this review procedure is appropriate given that the State Department of Health Services has reviewed the study and determined that the magnitude of contamination is not sufficient to warrant their involvement.

Our soils/toxics consultants, who are among the leading companies in the field, have prepared and are presenting to the County a mitigation plan which assures that the project will not expose residents in any way to any hazardous materials. As I indicated in our conversation, we expect the County to review and approve the mitigation plan now. If further tests and/or remediation actions are required subsequently (i.e., when the use changes from agricultural to residential), we will conduct the necessary tests and modify the mitigation plan accordingly. We are pleased that you concur with this approach.

TOM -  
 THIS  
 CLARIFIES  
 WHAT  
 THE CITY  
 NEEDS

Please contact me at 415+962-1244 if you have any questions regarding this letter. We appreciate your cooperation and guidance.

Sincerely,

Scott Ward  
 Senior Vice President





# THIODAN® 50 W Wettable Powder

## Read This Label Carefully

ACTIVE INGREDIENT:	Endosulfan (Hexachlorobenzohydro-methano-2,4,3-benzodioxathiepin oxide) .....	BY WT.	50.0%
INERT INGREDIENTS:	.....		50.0%
	THIODAN is a registered trademark for Canadian Hoechst Limited.	TOTAL	100.0%

State Reg. No. 7001-50378-AA

U.S. Pat. No. 2,799,685

### WARNING KEEP OUT OF REACH OF CHILDREN

**Hazardous if Swallowed, Inhaled, or Absorbed Through Skin** Do not breathe dust or spray mist. Do not get in eyes, on skin or on clothing. In case of contact, immediately remove contaminated clothing and flush skin or eyes with plenty of water; for eyes, get medical attention. Wash thoroughly with soap and water after handling and before eating or smoking wear clean clothing. During commercial or prolonged exposure in mixing and loading operations, wear clean synthetic rubber gloves and a mask or respirator of a type passed by the U.S. Department of Agriculture for Thiodan protection. Do not apply or allow to drift to areas occupied by unprotected humans or beneficial animals. Workers entering treated fields within 24 hours after treatment should wear protective clothing. Keep container closed. Do not apply under conditions involving possible drift to food, forage or other plantings that might be damaged or the crops thereof rendered unfit for sale, use or consumption.

This product is toxic to fish and wildlife. Birds feeding on treated areas may be harmed. Keep out of lakes, ponds and streams. Do not apply to any area not specified on the label. Toxic to bees. Should not be applied when bees are actively visiting the area.

#### Directions for Dilution

**DILUTE APPLICATION:** Ground Application: Apply specified rate in 20 to 80 gallons of water per acre.  
**Broadcast Application:** Apply specified rate in 100 to 800 gallons of water per acre.

**AIR APPLICATION:** Apply specified rate in 5 to 20 gallons of water per acre. Orchard rates should not be applied in less than 10 gallons of water per acre.

#### DIRECTIONS FOR USE

**BROCCOLI, CABBAGE:** Cabbage Aphid, Cabbage Looper, Imported Cabbageworm, Diamond-Back Moth Larvae, Cross-Striped Cabbageworm, Flea Beetle, Harlequin Bug, Stink Bug - 1½ to 2 lbs. per acre. Do not apply within 7 days of harvest.  
**BRUSSELS SPROUTS, CAULIFLOWER:** Cabbage Aphid, Cabbage Looper, Cross-striped Cabbageworm, Diamond Back Moth Larvae, Flea Beetles, Harlequin Bug, Imported Cabbageworm - ½ to 2 lbs. per acre. Do not apply within 14 days of harvest.  
**CARROTS:** Green Peach Aphid - 1 to 2 lbs. per acre. Do not make more than 2 applications. Do not apply within 7 days of harvest. Do not use tops for food or feed.  
**CELERY (Whole Plant):** Green Peach Aphid, Cabbage Looper - 1 to 2 lbs. per acre. Do not make more than 3 applications. Do not apply within 4 days of harvest.  
**CUCUMBERS PUMPKINS, SUMMER AND WINTER SQUASH:** Aphids, Cucumber Beetles, Striped Cabbage Flea Beetle, Squash Vine Borer - 1 to 2 lbs. per acre. For Vine Borer, Apply weekly to flower buds, stems and vines beginning when moths first appear. May be applied up to day of harvest.  
**HEAD LETTUCE:** Cabbage Looper, Green Peach Aphid, Diamond-Back Moth, Larvae Imported Cabbage Worm - 1½ to 2 lbs. per acre. Do not make more than 3 applications after thinning. Do not apply within 14 days of harvest. Remove wrapper leaves. Do not feed crop refuse to livestock.  
**MELONS:** Aphids, Cucumber Beetles, Striped Cabbage Flea Beetle - 1 to 2 lbs. per acre. Cabbage Looper, Omnivorous Leaf Roller - 2 lbs. per acre. May be applied up to day of harvest.  
**PEAS (SEED CROPS ONLY):** Pea Aphid, Pea Weevil - 1 to 1½ lbs. in water to cover 1 acre. Apply when insects first appear and repeat as required. Do not feed treated vines or threshings to dairy or meat animals.  
**PEPPERS:** Green Peach Aphid, Flea Beetles, Hornworms, Pepper Maggot - 1 to 2 lbs. per acre and do not apply within 4 days of harvest; OR 1 lb. per acre and may be applied up to 1 day of harvest.  
**TOMATOES, EGGPLANT:** Aphids, Blister Beetle, Colorado Potato Beetle, Flea Beetle, Green Stink Bug, Whitefly - 1 lb. per acre. **TOMATOES:** Hornworm, Tomato Fruitworm, Yellow-striped Armyworm - 1 to 2 lbs. per acre. **TOMATOES:** Cabbage Looper - 1½ lbs. per acre in water to cover. Do not apply Tomatoes and Eggplants within 1 day of picking.

*Tom - This  
pesticide is used  
commonly on  
fruits & vegetables.*

### WARNING

#### KEEP OUT OF REACH OF CHILDREN

READ ENTIRE LABEL, USE STRICTLY IN ACCORDANCE WITH CAUTIONS, WARNINGS AND DIRECTIONS, AND WITH APPLICABLE STATE AND FEDERAL REGULATIONS

KEEP PESTICIDE IN ORIGINAL CONTAINER. DO NOT PUT CONCENTRATE OR DILUTE INTO FOOD OR DRINK CONTAINERS.

BURN BAG IMMEDIATELY WHEN EMPTY. STAY OUT OF SMOKE.

WARNING: DO NOT INHALE  
DO NOT GET ON SKIN  
DO NOT TAKE INTERNALLY

OCCIDENTAL CHEMICAL COMPANY • P. O. Box 198 • LATHROP, CALIFORNIA 95330

Net Wt. \_\_\_\_\_ Lbs.

(231:12/72) rjw

CONDITIONS OF SALE: 1. Seller warrants that this product consists of the ingredients specified and is reasonably fit for use as directed on the label. No one, other than an officer of Seller, is authorized to make any other warranty, guarantee or direction concerning this product. 2. Because the time, place, rate of application and other conditions of use are beyond Seller's control, Seller's liability from the use of this product is limited to the amount of the purchase price.



P. 04  
5683706

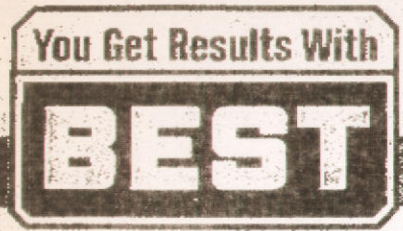
TO

PLYMOUTH GROUP

FROM

10:41

JUN-26-1989



# THIODAN® 2 EC

## Read This Label Care

### ACTIVE INGREDIENTS:

\* Endosulfan (Hexachlorohexahydromethano-2,4,3-benzodioxathiepin oxide) ----- 24.0%  
Xylene ----- 69.0%

### INERT INGREDIENTS ----- 7.0%

**TOTAL 100.0%**

Contains 2 lbs. of Endosulfan per gallon

\* Thiodan U.S. Patent No. 2,799,685 registered trademark of Canadian Hoechst Limited.

EPA Reg. No. 7001-102-AA

### Directions for Dilution

**DILUTE APPLICATION:** Ground Application: Apply specified rate in 20 to 80 gallons of water per acre. Orchard Application: Apply specified rate in 100 to 800 gallons of water per acre.

**CONCENTRATE APPLICATION:** Ground Application: Apply specified rate in not less than 5 gallons of water per acre. Orchard Application: Apply specified rate in 20 to 100 gallons of water per acre. Special concentrate equipment is necessary for these uses.

**AIR APPLICATION:** Apply specified rate in 5 to 20 gallons of water per acre. Orchard rates should not be applied in less than 10 gallons of water per acre.

### DIRECTIONS FOR USE

**ALFALFA:** Spittlebug. Apply 1 qt. per acre. Do not apply more than one application per cutting. Do not graze or cut forage within 21 days of treatment. **SEED CROP ONLY:** Aphid, Lygus bug. Apply 3 to 4 qts. per acre. Do not feed treated forage.

**APPLES:** Apple Aphid, Rosy Apple Aphid. Apply 4 to 5 qts. per acre. Do not make more than three applications during fruiting period. Do not apply within 21 days of harvest. Do not feed pomace to livestock.

**APRICOTS, NECTARINES:** Cat facing insects, Green Peach Aphid, Peach Twig Borer, Peach Silver Mite. Apply 4 to 5 qts. per acre. Lesser Peach Tree Borer. Apply 4 to 8 qts. per acre. For Lesser Peach Tree Borer, thorough wetting of trunk and main branches is important. Do not make more than 2 applications during fruiting period. Do not apply within 30 days of harvest.

**ARTICHOKES:** Aphid, Artichoke Plume Moth. Apply 2 qts. per acre. Do not apply within 7 days of harvest.

**BARLEY, OATS, RYE, WHEAT:** Army Caterpillar. Apply 1 qt. per acre. Do not apply after heads begin to form. Do not feed treated forage to dairy animals or animals being finished for slaughter.

**BEANS:** Bean Aphid, Bean Leaf Skeletonizer, Cucumber Beetle, Mexican Bean Beetle. Apply 1 to 2 qts. per acre. Do not apply more than three times per season. Do not apply within 1 day of harvest. Do not feed treated threshings to livestock or allow livestock to graze in treated fields. Do not use on lima beans or injury may occur.

**BLUEBERRIES:** Blueberry Bud Mite. Apply 3 qts. per acre. Do not apply after buds are well formed. Apply immediately after harvest and repeat 4 to 8 weeks later.

**BROCCOLI, BRUSSELS SPROUTS, CABBAGE, CAULIFLOWER:** Cabbage Aphid, Cabbage Looper, Cross-Striped Cabbageworm, Diamondback Moth Larvae, Flea Beetle, Harlequin Bug, Imported Cabbageworm, Stink Bug. Apply 1 1/2 to 2 qts. per acre. Do not apply within 14 days of harvest on broccoli sprouts and cauliflower. Do not apply within 7 days of harvest on broccoli and cabbage.

**CARROTS:** Green Peach Aphid. Apply 1 to 2 qts. per acre. Do not apply within 7 days of harvest. Do not exceed 2 applications per season. Do not use tops for food or feed.

**CELERY:** Aphid, Cabbage Looper. Apply 1 to 2 qts. per acre. Do not apply within 4 days of harvest. Do not make more than three applications per season.

**CHERRIES:** Eyespotted Bud Moth. Apply 4 to 5 qts. per acre. Apply during "Popcorn" stage of growth. Fruit Tree Leaf Roller. Apply 4 to 5 qts. per acre. Apply during prepink stage of growth. Plum Nursery Mite. Apply 4 to 5 qts. per acre. Do not make more than two applications after shuck split. Do not apply within 21 days of harvest.

**COLLARDS:** Cabbage Looper, Diamondback Moth Larvae, Harlequin Bug, Imported Cabbageworm. Apply 1 to 2 qts. per acre. Do not apply within 21 days of harvest. Do not exceed one application per season.

**COTTON:** Boll Weevil. Apply 1 to 2 1/2 qts. per acre. Bollworm, Cabbage Looper, Cotton Stink Bug, Lygus Bug, Cotton Leaf Perforator. Apply 2 qts. per acre. Trips. Apply 3 qts. per acre. Do not apply after boll open. Do not graze meat or dairy animals in treated fields. Do not plant root crops other than carrots, potatoes and sweet potatoes as follow up crops.

**GRAPES:** Grape Leafhopper. Apply 2 to 3 qts. per acre. Do not apply within 7 days of harvest. Do not apply to Concord variety.

**EGGPLANTS:** Blister Beetle, Colorado Potato Beetle, Flea Beetle, Green Peach Aphid, Green Stink Bug, Whitefly. Apply 1 qt. per acre. Do not apply within 1 day of harvest.

**KALE:** Flea Beetle, Harlequin Bug, Imported Cabbageworm. Apply 1 1/2 qt. per acre. Do not apply within 21 days of harvest. Do not exceed 1 application per season.

### BY WT.

**LETTUCE (Head):** Cabbage Looper, Diamondback Moth Larvae, Green Peach Aphid, Imported Cabbage Worm. Apply 3 to 4 qts. per acre. Do not make more than 2 applications after thinning. Do not apply within 14 days of harvest. Remove wrapper leaves at harvest. Do not feed crop refuse to livestock.

**LETTUCE (Leaf):** Cabbage Looper, Diamondback Moth Larvae, Green Peach Aphid, Imported Cabbage Worm. Apply 4 qts. per acre. Do not apply within 14 days of harvest. Do not make more than 2 applications per season. Remove wrapper leaves at harvest. Do not feed crop refuse to livestock.

**MACADAMIA NUTS:** Southern Green Stink Bug. Apply 2 qts. per 100 gal. of water. Up to 7 gal. of Thiodan 2EC per acre may be applied. No time limitations. Do not graze livestock in treated groves.

**MELONS (cantaloupes, muskmelons, watermelons):** Aphids, Cucumber Beetle, Striped Flea Beetle, Fleckworm, Squash Beetle, Squash Bug. Apply 2 qts. per acre. For squash vine borer, apply weekly to flower buds, stems and vines, beginning when moths first appear. Repeat as required to maintain control. No time limitations.

**MUSTARD GREENS:** Aphids, Cabbage Looper, Imported Cabbageworm. Apply 1 1/2 qts. per acre. Do not apply within 21 days of harvest. Do not exceed 1 application per season.

**PEACHES:** Black Cherry Aphid, Black Peach Aphid, Cat Facing insects, Green Peach Aphid, Peach Twig Borer. Apply 2 or 3 sprays to trunk from ground to scaffold limbs timed with moth flight. Rusty Plum Aphid. Apply 4 to 5 qts. per acre. Lesser Peach Tree Borer. Apply 4 to 8 qts. per acre. Peach Silver Mite. Apply 4 to 5 qts. per acre. Do not apply within 30 days of harvest. Do not make more than 2 applications during fruiting period. For Lesser Peach Tree Borer, thorough wetting of trunk and main branches is important.

**PEARS:** Conspicuous Stink Bug, Pear Rust Mite. Apply 4 to 5 qts. per acre. Do not apply within 7 days of harvest. Do not make more than 2 applications during fruiting period. Stink Bugs must be wet to obtain control. Pear Leaf Blister Mite. Apply 2 to 4 qts. per acre. For Blister Mite, apply as a post-harvest or dormant treatment.

**PEAS (seculent):** Flea Aphid, Flea Weevil. Apply 2 qts. per acre. Do not exceed 2 applications during the fruiting period. Use only on peas to be harvested by combine. Do not feed treated vines to livestock or allow to graze in treated fields.

**PEAS (southern):** Cowpea Cencelle. Apply 1 to 2 qts. per acre. Make 3 applications at 5 day intervals starting when pods are 1/2 inch long. Do not apply within 1 day of harvest. Do not feed treated threshings to livestock or allow to graze in treated fields.

**PECANS:** Black Pecan Aphid, Pecan Nut Casebearer, Spittlebug. Apply 1 1/2 qts. per 100 gal. of water up to 20 qts. of Thiodan 2 EC can be applied per acre. Do not apply after shuck split. Do not graze livestock in treated groves. For casebearer, apply when eggs of first generation appear on tips of the young nuts. Another application may be required after second generation eggs are deposited. For spittlebug, apply when first leaves are half grown and repeat as required.

**PEPPERS:** Flea Beetle, Green Peach Aphid, Hornworm, Pepper Maggot. Apply 1 qt. per acre. Do not apply within 1 day of harvest.

**PLUMS, PRUNES:** Fruit Tree Leaf Roller. Apply 4 to 5 qts. per acre. Apply during prepink stage of growth. Hop Aphid, Leaf Curl Plum Aphid, Plum Nursery Mite, Yellish Aphid. Apply 4 to 5 qts. per acre. For Aphids, apply when eggs hatch during prebloom or petal fall. Summer applications should be made before leaves curl. Do not apply within 7 days of harvest.

**POTATOES:** Aphid, Armyworm, Colorado Potato Beetle, Green Stink Bug, Leaf-footed Bug, Plant Bug, Potato Flea Beetle, Potato Leafhopper, Potato Tuberworm, White Fly. Apply 1 to 2 qts. per acre. European Corn Borer, Potato Psyllid. Apply 2 qts. per acre. Foliar Chickleg Bug. Apply 2 qts. per acre. Three-lined Potato Beetle. Apply 1 qt. per acre. Do not plant root crops other than carrots, potatoes and sweet potatoes as follow up crops.

**PUMPKINS:** Aphids, Cucumber Beetle, Squash Vine Borer. Apply 1 to 2 qts. per acre. No time limitations. For squash vine borer, apply weekly to flower buds, stems and vines beginning when moth first appears.

**SAFFLOWER:** Green Peach Aphid. Apply 2 qts. per acre. Do not apply after flower heads open. Do not plant root crops other than carrots, potatoes and sweet potatoes as follow up crops.

**STRAWBERRIES:** Cyclamen Mite. Apply 8 qts. per acre on West Coast. Apply 4 qts. per acre in other areas. Do not apply within 4 days of harvest. Do not apply at intervals of less than 35 days when fruit is present. Meadow Spittlebug, Strawberry Aphid. Apply 2 qts. per acre. Yarnished Plant Bug. Apply 2 qts. per acre. Do not apply within 4 days of harvest. Do not reapply within 15 days or more than twice within a 35 day period when fruit is present.

**SOYBEANS:** Mexican Bean Beetle, Stink Bug. Apply 1 qt. per acre. Do not apply after pods begin to form. Do not feed treated threshings to livestock.

**OCCIDENTAL CHEMICAL COMPANY**

A DIVISION OF OCCIDENTAL PETROLEUM CORPORATION

CONDITIONS OF SALE for use as directed on the antee or direction conce are beyond Seller's con





June 7, 1989

Mr. Bruce Allred  
Planning Director  
City of Hayward  
22300 Foothill Boulevard  
Hayward, CA 94541

Dear Bruce:

The purpose of this letter is to confirm our telephone conversation yesterday regarding the status of the soils/toxics study and the negative declaration for the Sunnyside Nursery property. As I indicated in our conversation, we received Dyana's letter of June 6 stating that the negative declaration will be prepared at such time as we satisfy County officials that the housing development will not result in the exposure of residents to hazardous materials. We believe that this review procedure is appropriate given that the State Department of Health Services has reviewed the study and determined that the magnitude of contamination is not sufficient to warrant their involvement.

Our soils/toxics consultants, who are among the leading companies in the field, have prepared and are presenting to the County a mitigation plan which assures that the project will not expose residents in any way to any hazardous materials. As I indicated in our conversation, we expect the County to review and approve the mitigation plan now. If further tests and/or remediation actions are required subsequently (i.e., when the use changes from agricultural to residential), we will conduct the necessary tests and modify the mitigation plan accordingly. We are pleased that you concur with this approach.

Please contact me at 415+962-1244 if you have any questions regarding this letter. We appreciate your cooperation and guidance.

Sincerely,

Scott Ward  
Senior Vice President

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R02790

June 7, 1989

DEPARTMENT OF ENVIRONMENTAL HEALTH  
Hazardous Materials Program  
80 Swan Way, Rm. 200  
Oakland, CA 94621  
(415)

Kathy Miura  
The Plymouth Group  
2047 Old Middlefield Way  
Mountain View, CA 94043

Re: Sunnyside Nursery, Hayward, CA

Dear Ms. Kathy Miura:

An initial evaluation was done of the Phase I, Environmental/Toxics Investigation documents submitted to this office. There were several issues that rose out of this review and also a meeting with representatives of the City of Hayward.

The drawing of sample locations does not show proposed residences and streets. This makes evaluation of potential for human health impact difficult as the entire site would have to be looked at as having human impact. The future use of the property should be included in future correspondence.

The sampling protocol was actually only looking at the surface and involved very few samples in comparison to the huge site for evaluation (almost 100 homes are proposed to be built).

There is not a TTLC for Endosulfan or its related chemicals and comparison of analytical results should be left up to a toxicologist. This type of interpretation should be included in future sampling reports.

Future sampling should take depth into consideration for those activities that could have human impact such as construction, excavation (hot tub installation), trenching for utilities, planting trees, etc. The extent of lateral and vertical contamination should be defined so that removal or mitigation can be accomplished to render the site safe.

The removal of the underground tanks should be accomplished early in the project as they could be sources of ground contamination that can migrate with groundwater. Experience has shown that cleanup of leaking tanks may take longer than surface contamination.

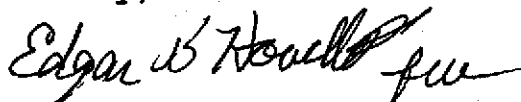


Kathy Miura  
The Plymouth Group  
Sunnyside Nursery, Hayward  
Page 2 of 2

Proceeding with a sampling protocol during the operation and continued use of the underground tanks and the continued application of pesticides and other chemicals may not give a true picture of the property at the time that the nursery operation ceases. It has been mentioned that the nursery may be in operation for one more year or longer. Excessive time may invalidate sampling results as they become less current and therefore less representative.

If you have any questions concerning this manner, please contact Thomas Peacock, Senior Hazardous Material Specialist, at 271-4320.

Sincerely,



Rafat A. Shahid, Chief,  
Hazardous Materials Division

RAS:tfp

Dyana Anderly, City of Hayward Planning Dept.  
Steve Faelz, City of Hayward Fire Dept.  
Eric Lautenbach, Terratech, Inc. 1365 Vander Way, San Jose, Ca  
95112



CITY OF HAYWARD . PLANNING DEPARTMENT

June 6, 1989

Ms. Kathy Miura  
The Plymouth Group  
2047 Old Middlefield Way  
Mountain View, CA 94043

FAX 968-5619

Re: Prezone Application No. 89-7  
Sunnyside Nursery Property

Dear Kathy:

At the meeting today held between Steve Faelz, myself and county representatives Thomas F. Peacock and Edgar B. Howell, it was indicated to me by county staff that the soils study for the nursery property needs to be expanded to show extent of contamination and that a "clean-up plan" will be required to be submitted. The details of their requirements will be handled between your office and the county office, with copies of correspondence to be sent to my office or to Steve Faelz. Once the county's requirements are met and county officials come to the conclusion that the housing development will not result in the exposure of residents to hazardous materials, a negative declaration can be prepared and the matter can be placed on the Planning Commission's agenda. In the meantime, we will review your revised plans in anticipation of forthcoming public hearings.

If you have any additional questions regarding the City's processing of your application, please call Bruce Allred, Planning Director, at 581-2345, extension 5239.

Cordially,

Dyana Anderly  
Assistant Planner

cc: Steve Faelz  
Tom Peacock ✓  
0155H-8/dr

4/1 TP



5/19/89  
ALAMEDA COUNTY  
DEPT. OF ENVIRONMENTAL HEALTH  
HAZARDOUS MATERIALS

May 19, 1989

Rafat Shahid  
Alameda County  
Hazardous Materials Unit  
80 Swan Way, Room 200  
Oakland, CA 94621

Project # U1542339  
Fee \$448.  
Date 5/19/89

Re: Sunnyside Nurseries - 24934 Mohr Drive  
From: The Plymouth Group, Developers

Dear Rafat,

The purpose of this letter is to coordinate the review of the environmental report for Sunnyside Nurseries.

I have arranged for Eric Lautenbach of Terratech to send a complete package which includes the original report and all supplemental investigations.

Tom Peacock has estimated that the review will require 8 hours at \$56. per hour. Enclosed is a check for \$448. so that you may begin reviewing our report and give us your recommendations. Please send us a receipt by mail.

We look forward to your comments and will assist you in any way to assure complete and expeditious processing.

Sincerely,

Kathy Miura  
Assistant Vice President  
The Plymouth Group



TO: ALAMEDA Co. DEPT. OF ENVIR. HEALTH  
DIV. OF HAZARDOUS MATERIALS  
80 SWAN WAY, Room 200  
OAKLAND, CA 94621

DATE: MAY 17, 1989

PROJECT NO.: 4454/2

ATTENTION: RAFAT SHAHID

SUBJECT: ACCUMULATION OF ENVIR./TOXIC DATA TO DATE  
SUNNYSIDE NURSERY, HAYWARD

We are:  Enclosing  Reports  
 Forwarding  Drawings  
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Description: ① 2/8/89 Phase I Report ② 2/22/89 Supplemental Test Results  
on Re-tested Individual Samples ③ 4/14/89 Response to Hayward Comments  
④ Action Items from Meeting w/ Hayward ⑤ Supplemental Test Results  
Comments: as Requested by Hayward.

PLEASE CALL WHEN YOU REVIEW THESE DOCUMENTS.  
THANK YOU

Sent by:  First Class Mail  
 Special Delivery  
 Other: \_\_\_\_\_

cc:

E. R. Holt  
Signature of Sender

5/17/89



**CITY OF HAYWARD . FIRE DEPARTMENT**

May 17, 1989

5/19/89

ALAMEDA COUNTY  
DEPT. OF ENVIRONMENTAL HEALTH  
HAZARDOUS MATERIALS

Mr. Rafat Shahid  
Alameda County Hazardous Materials Unit  
80 Swan Way, Room 200  
Oakland, CA 94621

Dear Rafat:

As I indicated to you in our recent discussion, The City of Hayward has been approached by a development company, The Plymouth Group, to approve a residential development on the site of the former Sunnyside Nursery, 24934 Mohr Drive. In that an initial environmental investigation revealed elevated levels of toxic contaminants in soil and groundwater on the site and since this property is presently within County Health Department jurisdiction, I feel that your office should be the lead agency to oversee the cleanup.

Attached you will find an initial investigative report (dated February 1989), a supplemental investigative report (dated February 22, 1989) and followup sampling (dated May 3, 1989) for your review.

Additionally, you had requested the following information prior to beginning the cleanup process:

PROPERTY OWNER: Eiichi, Shiyoge, Saburo Yoshida

PREVIOUS USE  
OF PROPERTY: Sunnyside Nursery, operated by the Yoshida's

DEVELOPER: The Plymouth Group 964-5088  
2047 Middlefield Road  
Mountain View, CA 94043

Principals: Scott Ward  
Kathy Miura

LENDER: Unknown

Finally, this letter will serve as confirmation of a meeting to take place at your office on June 15, 1989 at 2:30 P.M. In attendance representing The City

of Hayward will be Dyana Anderly of the Planning Department and myself. To reaffirm our conversation, The City of Hayward would greatly appreciate that all associated correspondence having to do with this investigation and cleanup be forwarded to Dyana and myself.

Thanks Rafat. Looking forward to seeing you on the 15th.

Sincerely,

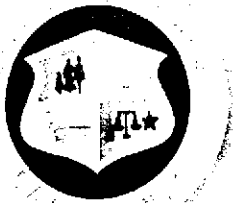
  
STEVE FAELZ, BATTALION CHIEF  
HAZARDOUS MATERIALS

cc: Dyana Anderly

Attachments

Dyana Anderly  
City of Hayward Planning Dept.  
22300 Foothill Blvd., Suite 814  
Hayward, CA 94541  
(415)581-2345 ext. 5242

Steve Faelz  
City of Hayward Fire Dept.  
22300 Foothill Blvd., Suite 606  
Hayward, CA 94541  
(415)784-8693



CITY OF HAYWARD . FIRE DEPARTMENT

May 15, 1990

Scott Ward  
Plymouth Group  
1616 N. Shoreline Blvd.  
Mountain View, CA 94043-1316

Dear Scott:

This letter confirms our conversation on May 15, 1990. In order for a negative declaration to be prepared in conjunction with your project, it is necessary for the planner handling your case, Dyana Anderly, to determine that the project will not have a significant impact on the environment. Among others, the following question must be answered:

"Could the project expose people or structures to major geologic hazards, hazardous or explosive substances, or health hazards, e.g. substantial exposure by sensitive receptors? Yes \_\_\_\_\_ Maybe \_\_\_\_\_  
No \_\_\_\_\_"

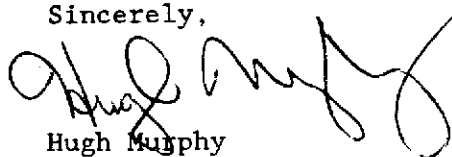
At present the answer to this question is "Maybe." Terratech's February 16, 1990 report on Sunnyside's Commons II noted that during a preliminary screening of the property, low levels of pesticides were indicated on the ground surface including Aroclor 1254 (a PCB compound) and DDT with its breakdown products DDE and DDD. In addition, a groundwater sample collected from an open well located on the property contained detectable levels of Endosulfan I, Endosulfan II, and Endosulfan sulfate.

The planner will need an assurance from us, the Fire Department, that we are satisfied that a plan for mitigating the contamination has been presented and can be implemented. In order that I, as a representative of the Fire Department, can be confident that a plan for mitigating the contamination is adequate as submitted, I must first know the extent and degree of contamination. To date, I do not feel that enough data have been collected to determine this. Specifically, it cannot be established that the boundaries and areas of highest concentration of contamination have been adequately defined in both soil and groundwater.

In rendering this opinion, I have consulted with representatives of the Regional Water Quality Control Board (RWQCB) and the Alameda County Health Care Services Agency's Division of Environmental Health. I believe that it is only prudent and responsible on my part to require further study of the contamination. With sufficient data, I can expedite my review of a mitigation plan when it is presented.

I appreciate your efforts in working with the city. If you or your consultant have any questions, please give me a call at 784-8695 Ext. 5454

Sincerely,



Hugh Murphy  
Environmental Specialist

cc: Steve Faelz, Hazardous Materials Coordinator  
Danilo Galang, Hazardous Materials Investigator  
Dyana Anderly, Planning Department  
Rich Hyatt, Regional Water Quality Control Board  
~~Pam Evans, Alameda County Health Care Services Agency~~





1365 VANDER WAY

SAN JOSE, CALIFORNIA 95112

(408) 297-6969 or FAX (408) 297-7716

April 18, 1989  
Project 4454/2

Ms. Kathy Miura  
The Plymouth Group  
2047 Old Middlefield Way  
Mountain View, California 94043

Subject: Documentation of Action Items  
Environmental/Toxics Issues  
Sunnyside Nursery Property  
Hayward, California

Dear Ms. Miura:

At your request, we have prepared this brief letter to confirm the action items agreed upon in our April 17, 1989 meeting with the City of Hayward.

Comment 1A (Endrin issue) - Near-surface soils from locations HS-11 through HS-14 were resampled on April 11, 1989. The new samples were submitted to Sequoia Laboratory for TTLC pesticide analysis. We expect to receive the verbal results later this week.

Comment 1B (DDT & STLC issue) - Near-surface soils from locations HS-7 through HS-10 were resampled on April 14, 1989. The new samples were submitted to Sequoia Laboratory for STLC pesticide analysis. We expect to receive the verbal results next week.

NOTE: Technical guidance regarding the pesticide issues is to be solicited by Hugh Murphy from the staff of the Site Mitigation Group of the California Department of Health Service (DHS). The combination of the new test results and the DHS comments will be used to re-evaluate the approaches to mitigation.

Comment 2 (Surface oil spillage issue) - A contractor is to be retained by the Yoshida's or the Plymouth Group to excavate surface soils judged to be contaminated. Terratech will provide field guidance and collect perimeter verification soil samples to be analyzed. If the contamination is shown not to extend below a couple of feet in depth, or show signs if involving VOC's, an appeal will be submitted to the RWQCB to present the rationale behind believing a monitoring well is not warranted.

Comment 3 (Ground water contamination at DH-2 issue) - A contractor is to be retained by the Yoshida's or the Plymouth Group to remove the diesel tank and adjoining soils judged to be contaminated. Terratech will provide field guidance and collect the necessary soil samples to be analyzed. The need for further investigative work will be re-evaluated after this tank closure. NOTE: The Yoshida's may opt to perform a tank tightness test to see if continued use of the diesel tank can be justified in the interim period prior to tank removal.


Comment 4 - No specific actions were discussed.

Comment 5 (Surrounding hazards issue) - The Plymouth Group is to check on Chabot's plans for the chlorine and propane tanks. Non-compliance and hazards of nearby above-ground and underground fuel tanks are to be evaluated by the Hayward Fire Department as part of the annexation process.

Comment 6 - No specific actions were discussed.

Sincerely,

TERRATECH, INC.



Eric R. Lautenbach, P.E.

cc: Steve Faelz, Hayward Fire Department  
Hugh Murphy, Hayward Fire Department





April 14, 1989  
Project 4454/2

Ms. Kathy Miura  
The Plymouth Group  
2047 Old Middlefield Way  
Mountain View, California 94043

Subject: Review of City of Hayward Comments  
Environmental/Toxics Issues  
Sunnyside Nursery Property  
Hayward, California

Dear Ms. Miura:

At your request, we have reviewed the City of Hayward's comments on the environmental/toxics issues at the Sunnyside Nursery (proposed Sunnyside Commons) off of Mohr Avenue. The following letter summarizes our opinions on the seven points mentioned.

Comment 1A - A variation of analytical results for pesticides on the order of one magnitude is an unfortunate reality when a heterogeneous medium such as soil is examined at the parts per million level. It is the opinion of Terratech and Sequoia that micro-variations in such properties as permeability and adsorption can result in a swing between a detectable amount of contamination and a nondetectable amount within a single liner.

Comment 1B - A conservative "rule-of-thumb" percentage for the soluble portion of a total concentration of pesticides and metals in soil is 10%. This corresponds to the typical difference in the STLC and TTLC values under Title 22. Since 10% of the total concentrations measured by the laboratory for our Phase I study results in conservative soluble levels below STLC values, we did not feel that performing "WET" analyses was warranted.

Comment 2 - Surface spillage of petroleum hydrocarbons is a relatively minor type of contamination. Unless this contamination is found to extend below a couple of feet in depth, or show signs of involving VOC's, we do not believe a monitoring well is warranted.

Comment 3 - (We assume this comment actually refers to DH-2, since no contamination was detected at DH-1.) Other than possibly a trace amount of dissolved diesel fuel, it is not clear to us that there is ground water contamination. As mentioned in our report, we suspect the methylene chloride to be a laboratory artifact.

April 14, 1989

The 2.1 parts per billion (ppb) of TCA is only 0.1 ppb above detection limits and is one-hundredth of the 200 ppb State action level for drinking water. The TCA source is not clear, but at this minute level, field vapors and/or laboratory induction can not be discounted. Further information on subsurface contamination by diesel will be obtained during the tank closure work. We are not aware of a specific cleanup standard for the variable blend of petroleum hydrocarbons referred to as "diesel".

Comment 4 - We are in full agreement with this.

Comment 5 - Since the majority of the neighborhood is already residential and Chabot is allowed to have these materials in proximity to many students and faculty, we do not see this issue being more than a question of disclosure to homebuyers.

Comment 6 - We understand this to be part of standard closure procedures.

Sincerely,

TERRATECH, INC.



Eric R. Lautenbach, P.E.



**SCOTT K. WOLFF**

**Professional Experience**

- 1987 - Present      **Principal**  
ENVIRONMENTAL RISK SCIENCES, INC., SAN FRANCISCO, CA  
Environmental health consulting firm providing services to governmental and private clients in the specific areas of: health risk assessment, the toxicological properties of chemicals, the fate and transport of contaminants in surface water, ground water, air, soil, and biota, evaluating environmental health management remedial alternatives, and data interpretation.
- 1985 - 1987      **Independent Consultant**  
Environmental health consultant specializing in human exposure modeling, multimedia environmental fate of chemicals, toxicology, and health risk assessment.
- 1985 - 1986      **Associate**  
GRADIENT CORPORATION, CAMBRIDGE, MA  
Environmental health consultant concentrating in human exposure assessment, and health risk assessment.
- 1984 - 1985      **Research Scientist**  
HARVARD LAW SCHOOL, CAMBRIDGE, MA  
Science Advisor to Professor Charles Haar, Special Master to the Court in the Boston Harbor case: City of Quincy vs. Metropolitan District Commission (MDC) et al.

**Education**

- S.M. HARVARD UNIVERSITY  
SCHOOL OF PUBLIC HEALTH  
Environmental Health Sciences, 1984  
Program in Health Risk Assessment
- B.A. CALIFORNIA STATE UNIVERSITY, CHICO  
Chemistry, 1978

**Professional Memberships**

- Society for Risk Analysis  
Association of Ground Water Scientists and Engineers

## **Project Experience**

U.S. EPA Superfund Site Endangerment Assessment. Currently preparing an endangerment assessment for the a U.S. EPA Superfund site located in the California Central Valley having dioxin, creosote, heavy metal and pentachlorophenol soil and ground water contamination. Exposure pathways modeled include: drinking water, direct contact, fugitive dust, emissions resulting from excavation activities, and potential ecosystem damage. Analysis is being prepared using the recently developed U.S. EPA health risk assessment (Human Health Evaluation Manual) and ecological risk assessment (Environmental Evaluation Manual) guidance documents.

U.S. EPA Superfund Site Health Risk Assessment. Currently preparing a health risk assessment regarding soil and ground water Operable Units at the Sacramento Army Depot, an EPA National Priorities List (NPL) site. A Public Health Evaluation was prepared earlier (April 1989) in support of a ground water extraction system installed at the depot. Public Health Evaluation submitted and approved by the U.S. EPA, Region IX and the Army Corps of Engineers.

Health Risk Assessment for Phenols and Sulfates. Currently evaluating the potential human health risks and ecological effects resulting from the migration and transport of phenols and sulfates from onsite salt cake and solar pond impoundments for a facility located in Contra Costa County. Pathways analyzed in the HRA included direct contact, fugitive dust migration, ground water and surface water transport.

Health Risk Assessment for Commercial Facility Property Transfer. Currently preparing a health risk assessment for a commercial property in Alameda County, California, as part of an underground tank closure and a property transfer assessment.

Health Risk Assessment for Solid Waste Landfill. Currently preparing a health risk assessment for the Gardena Valley 1 & 2 landfill in Carson, California. The property, listed on the State of California Bond Expenditure Plan (State Superfund List), has been proposed for commercial development.

Health Risk Assessment for Pesticide and PAH Contaminated Property. Under subcontract to an engineering firm, prepared a health risk assessment for a proposed development property having organochlorine pesticides in surface soils and polycyclic aromatic hydrocarbons (PAHs) in deeper soils. (September 1990)

Health Risk Assessment for Residential Development Site. Prepared a health risk assessment analyzing potential health risks to future residents of a property containing DDD, DDE, DDT and dieldrin in surface soils. (September 1990)

Health Risk Assessment for Former Agricultural Site. Prepared a health risk assessment for property in Santa Clara County, California slated for residential development containing detectable levels of a variety of organochlorine pesticides. Both exposures and health risks via soil ingestion, dermal absorption and ground water ingestion were evaluated. (August 1990)

Health Risk Assessment for Property with Surface Soil Lead. Retained by a northern California law firm to prepare an analysis for a property with high levels of lead in surface soil. The potentially exposed populations of concern include the onsite construction workers involved in soil moving activities and a residential population located near the site.

Health Risk Assessment for Proposed Development Site. Prepared a health risk assessment for an agricultural property in Brentwood, California, Contra Costa County, having detectable surface soil levels of DDT, DDE, dieldrin, chlordane, endosulfan and toxaphene. Analysis focused on estimating health risks to the future residents of the proposed residential housing development. (June 1990)

Health Risk Assessment for Citrus Orchard Property. Evaluated the potential risk to human health resulting from organochlorine pesticides in soil at a site currently used for growing lemons and oranges, but is the proposed location of a residential housing development. (May 1990)

Health Risk Assessment for Agriculture Property. Estimated the potential human health risks to the future residents of a property proposed for residential housing construction that was used predominantly as an apple orchard. (March 1990)

Health Risk Assessment for a Manufactured Gas Plant Site. Prepared a health risk assessment for a former manufactured gas plant site property contaminated with PAHs and various heavy metals in soil. The HRA assessed the potential human health risks via the baseline "no action" case and 4 proposed remedial alternatives. The site is currently on the California Expenditure Plan List. (January 1990)

Health Risk Assessment for a Proposed Residential Development. Under a subcontract to an engineering consulting firm, prepared a health risk assessment for a proposed residential development site constructed on a citrus orchard. The analysis estimated the potential health effects to future residents via soil ingestion, dermal absorption, garden produce ingestion and breast milk ingestion. (December 1989)

Health Risk Assessment for a Former Nursery Site. Prepared a health risk assessment for a former nursery proposed for residential development. Analysis focused on the potential health risks via soil ingestion and dermal absorption of organochlorine pesticides detected in surface soil. (October 1989)

Health Risk Assessment for Border Zone Determination. Prepared a health risk assessment as part of a DHS border zone determination for a 170 acre parcel proposed for residential development located near an EPA Superfund site in central California. Analysis prepared to follow the guidelines of The California Site Mitigation Decision Tree Manual. (October 1989)

Residential Development Site Health Risk Assessment. Prepared a health risk assessment for a nursery proposed for development as a residential community in northern California. Analysis focused on the potential health risks that may result from direct contact with pesticides detected in surface soils. (September 1989)

Health Risk Assessment for Pesticide Contaminated Site. Health risk assessment for a pesticide containment structure focusing on soil bound pesticides entering the underlying unsaturated and saturated zones that are subsequently ingested by humans. Analysis included the development of water balance, vadose zone, and pesticide ground water models. (August 1989)

Health Risk Assessment for Proposed Residential Development. Prepared a health risk assessment for a 4-unit property development at the Schneider Macadamia Grove in Oceanside. Site characterization studies identified elevated levels of chlordane and DDT and site-specific cleanup levels were estimated for these compounds. (July 1989)

Proposed Residential Development Site Health Risk Assessment. Under contract to The Plymouth Group, evaluated the potential health risks due to pesticides in surface soils at the site of a proposed residential development. (June 1989)

Recreation Park Facility Health Risk Assessment. Prepared a health risk assessment on agricultural land proposed for the construction of a recreational park. Soils contained detectable levels of DDE/DDT and toxaphene. State regulatory agencies approved site prior to construction. (May 1989)

Health Risk Assessment for PAH Contaminated Site. Prepared a health risk assessment to evaluate the potential exposures and resulting cancer risks for a site contaminated with PAH in soils. The site is the proposed location of an office building. (February 1989)

Health Risk Assessment for Diesel Fuel Soil Contamination. Prepared a health risk assessment for a site containing approximately 600 yard<sup>3</sup> of soil contaminated with diesel fuel at an approximate 20 foot depth. (February 1989)

Health Risk Assessment for Lead Contaminated Site. Under subcontract to Kleinfelder, prepared a health risk assessment for a lead contaminated property in the lower Sacramento Valley proposed for commercial development. (January 1989)



Health Risk Assessment for Agricultural Development Site. Prepared a health risk assessment for 20 acre parcel in Southern California proposed for residential housing construction. Site characterization studies identified DDT, DDD and DDE, dieldrin and toxaphene at concentrations of approximately 1 mg/kg. (December 1988)

Health Risk Assessment for Border Zone Determination. Under subcontract to an engineering consulting firm, prepared a health risk assessment for a 100 acre parcel posed for future development that abuts the Sharpe Army Depot in Lathrop, California, a Superfund site in northern California. (December 1988)

Health Risk Assessment for Municipal Waste Landfill Gas Emissions. Under subcontract to Mandeville and Associates, the gaseous emissions from the Bailard Landfill in Ventura County, California, were evaluated for their potential to pose a health risk to nearby residents. (October 1988)

Health Risk Assessment for DDT Contaminated Site. Under subcontract to Kleinfelder, the potential human health risk resulting from direct and indirect contact with soil containing detectable levels of DDT and DDE was evaluated for a potential real estate development site in Imperial Valley, California. (September 1988)

Health Risk Assessment for Solid Waste Landfill. Prepared a health risk assessment for a proposed solid waste landfill in Douglas, MA. Analysis included a wide array of potential pathways including direct and indirect contact with contaminants plus the risks resulting from the transportation of waste (September 1988)

Health Risk Assessment for Lead Contaminated Site. Prepared a health risk assessment for a lead contaminated property proposed for commercial development in northern California. (June 1988)

Preliminary Risk Assessment for Abandoned Dry Cleaning Facility. Derived air and water Applied Action Levels (AALs) for 11 organic compounds identified in ground water and soil at an abandoned dry cleaning facility in the Central Valley. (March 1988)

Hazard Assessment to Hospital Waste Incinerator Emissions. Estimated the potential health effects to individuals exposed to chemical and bacterial emissions from a proposed hospital waste incinerator in New York. (March 1988)

Review of Resource Recovery Facility Risk Assessment. Review of the health risk assessment and EIS prepared for a proposed RRF in upstate New York. Technical focus on the choice of air dispersion models, emissions inventory, dose-response and exposure assessment factors, and risk characterization results. Expert testimony. (February 1988)

Health Risks from the Aeration of Gasoline Contaminated Soil. Calculated the lifetime health risks to local residents resulting from the volatilization of benzene during the aeration of gasoline contaminated soil. Analysis prepared in support of a remediation plan for an existing LUST site in central California. (January 1988)

Expert Judgment of Formaldehyde Carcinogenic Mechanisms. Research study designed to evaluate the judgments of cancer biology scientists regarding the significance of benign tumors in the estimation of cancer risks used in formaldehyde risk assessments. (December 1987)

Review of Resource Recovery Facility Risk Assessment. Critical review of a health risk assessment prepared in support of a proposed RRF in Ontario, CA. Review critiques the assumptions employed in the air dispersion model, the emissions inventory, and the dose-response and exposure assessments. Expert testimony. (October 1987)

Review of Resource Recovery Facility Environmental Impact Report. Review of an EIR prepared in support of a resource recovery facility in Massachusetts. Review focuses on the potential health risks resulting from atmospheric emissions and the disposal of fly and bottom ash produced by the facility. (October 1987)

Review of U.S. EPA Health and Environmental Risk Assessment. Review of a draft report analyzing the potential health and environmental resource risks resulting from potential exposures to wastes produced and released by onshore oil, gas and geothermal energy exploration activities. (October 1987)

Health Risk Screening Analysis for a Cogeneration Plant. Estimation of the human health risks resulting from the formation of nitrosamine compounds in the emissions of a cogeneration plant. Provided a detailed summary of the fate properties of diethylamine and health risk estimates for the appropriate exposure pathways. (August 1987)

Health Risk Assessment for a Proposed Resource Recovery Facility. Prepared a health risk assessment for the proposed SANDER RRF in San Diego, CA. Analysis includes the evaluation of risks to residents within the study area and development of a detailed set of exposure factors for the study population. Expert testimony. (June 1987)

Toxicity Review of Trichloroethylene and Tetrachloroethylene. Prepared a review of the known human toxicity effects resulting from exposures to low doses of aqueous trichloroethylene and tetrachloroethylene. Submitted as a section of a health risk assessment for a former dry cleaning facility. (May 1987)

Review of U.S. EPA Endangerment Assessment. Critical review of an endangerment assessment for a former smelter site prepared by a U.S. EPA consultant. The review included an evaluation of the influence of arsenic speciation on absorption, physiological distribution and metabolism, and potential toxicity in humans. (January 1987)

Contaminant Concentrations in Ambient Air. Detailed summary of the measured concentrations of volatile and base neutral organics in urban, rural, and isolated ambient air included as background data for a health risk assessment. Summary included U.S. EPA and other literature data. (December 1986)

Review of Source Assessment Manual. Review of a draft of the Air Toxics Source Assessment Manual for California Air Pollution Control Districts. Analyzed the proposed risk estimation methods and submitted comments to client calling for a reevaluation in methodology. (November 1986)

Coal Tar Gas Site Health Risk Assessment. Health risk assessment of the PAH soil and ground water contaminants located at a former gas plant site in southern California. Exposure routes included fugitive dust emissions, community and worker exposures during excavation, and exposures to workers in a proposed building. (October 1986)

Review of Hazardous Waste Site Risk Assessment. Review of a health risk assessment for a hazardous waste site in New England. Comments submitted to the client recommended that the risk assessment be reanalyzed to incorporate a series of analytical techniques not present in the initial submission. (September 1986)

Review of Environmental Audit Risk Assessment. Review of a health risk assessment screening analysis prepared for a chemical supply facility in New England as part of an environmental audit. Analysis included an estimation of the exposure concentrations to workers via inhalation and incidental ingestion. (September 1986)

Indoor Air Exposures in Toxic Tort Trial. Prepared a detailed evaluation of the physical/chemical parameters that influence chemical transport in ground water and soil for a toxic tort trial. Critically reviewed deposition submitted by opposing scientific expert describing potential indoor air exposures. (August 1986)

U.S. EPA Superfund Site Health Risk Assessment. Health risk assessment for dioxin, heavy metal, and pesticide contamination at the Baird & McGuire Superfund site in Holbrook, MA. Analysis focused on the potential health risks to individuals coming in contact with soil, ground water, and surface water within the study area. (July 1986)

Paint Factory Exposure Assessment. Exposure assessment for solvents and other compounds used in the manufacture and formulation of paint at a facility in New England. Inhalation, ingestion, and dermal absorption were considered as the potential routes of exposure to workers at the factory. (July 1986)

Outdoor-Indoor Environment Migration Factors. Preparation of two case studies describing the migration of outdoor contaminants indoors as a part of an indoor air health risk assessment manual. Submitted to the U.S. EPA. (July 1986)

Landfill Excavation Air Concentrations. Derivation of the exposure factors and estimation of potential downwind chemical concentrations of soil-bound contaminants that would result from proposed excavation activities at a hazardous waste landfill in upstate New York. (April 1986)

Lung Carcinogen Exposure Analysis. Analysis of the retrospective exposures to potential lung carcinogens that an individual could have experienced while living in an urban area in northern Massachusetts. Reviewed the available toxicological and epidemiology evidence for known and suspected human and animal lung carcinogens. (March 1986)

Health Risk Assessment for a Proposed Resource Recovery Facility. Preparation of a health risk assessment in support of a proposed RRF in Irwindale, CA. Analysis emphasized dioxins and furans entering a nearby brewery, the evaluation of background risks to the general population, and development of an uncertainty analysis. (March 1986)

Settlement Agreement Negotiations for Hazardous Waste Landfill. Developed an assessment of chemical contamination at and near the S-Area hazardous waste landfill in Niagara Falls, NY. Constructed a computerized database for analyzing the extent of contamination at the city's Drinking Water Treatment Plant. (January 1986)

Exposure Assessment Risk Factors. Developed an exposure assessment manual to be used in in-house risk assessments by a private client. Manual presents a detailed discussion of the quantities of air, water, soil, volatilized chemicals, and nonvolatile chemicals that may produce exposures to humans. (December 1985)

Environmental Audit Review. Prepared an environmental audit for a pesticide formulating facility in the Northeast. Analysis focused on the potential worker exposures that may result from pesticide handling during normal operating of the facility. (October 1985)

Housing Discrimination Lawsuit. Prepared a statistical analysis of housing data at a federally funded housing project in support of a housing discrimination class action lawsuit in Massachusetts. Provided pivotal data analysis enabling plaintiffs to win an out-of-court settlement. (September 1985)

Shoe Manufacturer Risk Assessment. Prepared a health risk assessment screening analysis to estimate the potential cancer risk to factory workers exposed to a variety of organic solvents, including trichloroethylene. Report submitted as part of an OSHA environmental audit. (August 1985)

**Reports:**

Technical Review of the International Technology Draft, Multimedia Risk Assessment for Closure and Post-Closure Plans - IT Panoche Facility; Solano County, California, prepared for City of Benicia, September 24, 1990. (with Mark L. Jonas).

Health Risk Assessment for the 125 Gladys Avenue Property, Mountain View, California; prepared for Terratech, Inc., September 10, 1990.

Health Risk Assessment for the Stonegate Development Property, Milpitas, California; prepared for Alta Pacific Housing Partners II, September 4, 1990. (with C. Chester).

Health Risk Assessment for the Beck Development Company Property, Tracy, California; prepared for Beck Development Company, September 1990. (with S. Boll).

Health Risk Assessment for the Brentwood Property, Brentwood, California, prepared for Kleinfelder, Inc., and Royal Construction Company, June 1990. (with J. Boll and M. Quint).

Health Risk Assessment for Lots 72, 73, 106, and 107, Corona, California, prepared for Private Client, May 1990. (with T. Moore, R. Saunders and R. Harris).

Health Risk Assessment for the 612 Buena Vista Drive Property, Watsonville, California; prepared for Sunrise Development Company, March 1990.

A Health Risk Assessment of Alternative Future Uses and Remediation of the Former Manufactured Gas Plant Site in Venice, California (Parcel B), prepared for the Southern California Edison Company and the Southern California Gas Company, January 1990. (with A. Eschenroeder and A. Taylor).

Health Risk Assessment for the 901 Acre Property-Foothill Ranch; Corona, California, prepared for Kleinfelder, Inc., December, 1989. (R. Saunders and J. Ficke).

Health Risk Assessment for the Sierra Nursery; Redwood City, CA, prepared for the Plymouth Group, October 27, 1989.

Health Risk Assessment for the Harlan Road and Squires Road Site, prepared for Verner Construction, September 29, 1989. (with D. Cook and K. Zenobia).

Health Risk Assessment for the Ada Avenue Site, prepared for The Plymouth Group, September 20, 1989.

Risk Assessment Refinement for the King City Facility, prepared for Soilserv, Inc., August 31, 1989. (with G. Lohman and R. Carey).

Health Risk Assessment; Schneider Macadamia Grove; Oceanside, California, prepared for Kleinfelder, Inc., July 6, 1989.

Health Risk Assessment; Sunnyside Commons Project; Hayward, California, prepared for The Plymouth Group, June 22, 1989.

Environmental Site Assessment and Health Risk Assessment for the Proposed Mountain View Park; Chandler, Arizona, prepared for the City of Chandler, Arizona, May 1989. (with T. Moore).

Public Health Evaluation of SAAD Phase II OUFS Ground Water Treatment System, prepared for the Sacramento Army Depot, April 5, 1989. (with A. Collins).

Health Risk Assessment for the Brea Central Business Center, Brea, CA, prepared for The Sammis Company, February 21, 1989.

Health Risk Assessment for the Fallon Street and Embarcadero Drive Site, prepared for Bedford Properties, Inc., February 21, 1989.

Health Risk Assessment for the River Point Business Park, prepared for Bedford Properties, Inc. January 31, 1989.

A Determination of Human Exposure to Chloroform in the Discharge of the SCE Treatment Plant at the former Pole Yard Site, Visalia, California, prepared for private client. January 1989. (with A. Eschenroeder).

Health Risk Assessment for Valley Haven Property, prepared for Verner Construction, December 16, 1988. (with M. Cyrocki and D. Cook).

Health Risk Assessment for the Kiyon Property Site, prepared for Lewis Homes Management Corporation, December 2, 1988.

Health Risk Assessment for Sandalwood Park North No. 10, prepared for Lewis Homes Management Corporation, September 28, 1988. (with R. Kofron).

A Screening Level Health Risk Assessment Of The Proposed Landfill For Municipal Solid Waste In Douglas, Massachusetts, prepared for Whitman & Howard, Inc., September 26, 1988. (with A. Eschenroeder, D. Burmaster and A. Taylor).

Preliminary Screening Analysis for Authority to Construct Bailard Landfill, prepared for Ventura Regional Sanitation District, September 1988 (with U. Singh).

A Review of the Public Health Aspects of the Draft Environmental Impact Statement for the Proposed Incinerator Facility at Letchworth Village, NY, prepared for Robinson, Silverman, Pearce, Aronsohn and Berman, NY, April 25, 1988. (with A. Eschenroeder).

A Health and Environmental Endangerment Assessment (EA) of the Former Pole Yard Site at Visalia, California, prepared under subcontract to Alanova, Inc., submitted to the U.S. Environmental Protection Agency, Region IX, April 15, 1988. (with A. Eschenroeder, C. Petito, D. Burmaster and C. Buri).

Response to Additional Comments on the Preliminary Risk Assessment and Confirmation Sampling Plan for Block 58, City of Modesto, prepared for the Utility Services Department, City of Modesto, CA, March 24, 1988. (with E. Hanford and T. Bailey).

A Preliminary Health Evaluation of Mill Creek Water and Sediment in Visalia, California, prepared under subcontract to Alanova, Inc., submitted to the California Regional Water Quality Control Board, Central Valley Region, February 5, 1988. (with A. Eschenroeder and C. Petito).

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A Protocol for Risk Monitoring During Excavation at the Venice, California Site, prepared for Chiat/Day Advertising, Inc., August 1987. (with A. Eschenroeder).

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Final Feasibility Study Report, Baird & McGuire Site, Holbrook, MA, section 2.00 Public Health Risk Assessment prepared for NUS Corporation and U.S. EPA Region I, July 18, 1986. (with D. Burmaster).

An Exposure Assessment Analysis for Workers Employed at the Southern California Paint Manufacturing and Formulating Facility, prepared for private client, July 3, 1986.

An Analysis of Health Risks from the Irwindale Resource Recovery Facility, Volume 3 - Cumulative Risks, Uncertainty, Background Risks, Synergistic Effects, Alternatives and the Mother's Milk Pathway, prepared for Pacific Waste Management Corporation, submitted to the California Energy Commission, March 7, 1986 (with A. Eschenroeder, P. Guldberg, D. Kellermeyer, and A. Smith).

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#### **Publications:**

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Selecting Experimental Data for Use in Quantitative Risk Assessment: An Expert-Judgment Approach, published in the Journal of Toxicology and Industrial Health 6(2): 275-291. (with N. Hawkins, S. Kennedy and J. Graham).

Health Risks of Alternative Methods of Municipal Solid Waste Disposal: A California Comparison, to be presented at the Air & Waste Management Association 83rd Annual Meeting & Exhibition, Pittsburgh, PA, March 1990. (with A. Eschenroeder, A. Taylor and D. Burmaster).

Health Risk Assessment and its Use in Real Estate Property Transfers, published in The California Consulting Engineering Journal, March 1990. (with D. Rothenbaum).

Health Risk Assessment for Landfill Gas Emissions from Solid Waste Landfills, published in Technical Proceedings of GRCDA, 27th Annual Exposition, August 1989.

Exposure and Public Health Risk Assessment for the Baird & McGuire Superfund Site, published in SUPERFUND '87 Proceedings of the 8th National Conference, sponsored by The Hazardous Materials Control Research Institute (HMCRI), Washington D.C., November 16-18, 1987. (with D. Burmaster, J. Gushue, B. Murphy, and C. Menzie).

Methodologies for Evaluating Exposure and Risk Associated with Resource Recovery Facility Emissions, to be published in the Proceedings of the 33rd Anniversary Technical Conference and Exhibition, Air Pollutants from Incineration and Resource Recovery, Mid-Atlantic States Section of the Air Pollution Control Association, November 3-6, 1987. (with C. Petito and A. Eschenroeder).

PREZONING APPLICATION No. 89-7/TRACT 6078 & 6079 (VESTING)

PLYMOUTH GROUP APPLICANT

FINDINGS & CONDITIONS OF APPROVAL

FINDINGS FOR APPROVAL

- A. That approval of Prezoning No. 87-7, as conditioned, will have no significant impact on the environment, cumulative or otherwise, and the Negative Declaration prepared re this project is in conformance with provisions of the California Environmental Quality Act;
- B. That the development is in substantial harmony with the surrounding area in that housing faces existing streets, front-yard setbacks required of surrounding structures are met, the project calls for single-family dwellings where surrounding uses consist primarily of single-family dwellings, and house proposed are oriented toward the existing neighborhood;
- C. That the development conforms to the General Plan Map designation of Residential - Medium Density and with the General Plan which encourages additional housing units, particularly near major activity centers and employment centers (the project is adjacent to Chabot College and near the industrial corridor);
- D. That existing and proposed streets and utilities are adequate to serve the development;
- E. That the development creates a residential environment of sustained desirability and stability, that schools, playgrounds and parks are adequate to serve the anticipated population and are acceptable to the public authorities having jurisdiction thereon, and the development will have no substantial adverse effect upon surrounding development;
- F. That with the phasing of the development, each increment provides a sufficient proportion of total planned facilities and services so that it may be self-contained in the event of default or failure to complete the total development according to schedule;
- G. That rezoning will allow the construction of more affordable ownership units which could not be built under other residential zoning designations, because they require larger lot sizes (5,000 sq ft min).

CONDITIONS OF APPROVAL

1. This permit becomes void two years from approval date by City Council, unless prior to that time a precise Plan is submitted or an extension is approved. A request for an extension must be submitted at least 30 days prior to the expiration date.

PZ 89-7/Tracts 6078 & 6079 (Vesting) - Conditions of Approval (continued)

2. All improvements shown on the Precise Plan and building permit shall be installed prior to occupancy. Individual lot improvements such as landscaping and lot line fencing may be installed prior to occupancy of the individual lots.
3. The Precise Plan shall include the following to be approved by the Planning Director and City Council and other agencies or City staff as indicated:
  - a. A detailed plan to be approved by the Landscape Architect for preservation and removal of existing trees on the site.
  - b. A plan to preserve as many of the existing redwood trees as possible on Lots Nos. 59 and 60 as determined by the Planning Director, which may include relocation of driveways, sidewalks, public utility easements, or right-of-way.
  - c. A front-yard and side-street-yard landscaping and irrigation plan to be approved by the Landscape Architect utilizing water-conserving plants with a maximum of 50 percent of the total area in turf in order to reduce water consumption. Street trees along Mohr, Occidental and the existing portion of Laguna Drive shall be 24-inch box specimens. Trees along Mohr Drive shall be of a species that will provide a canopy over Mohr Drive. Trees (24-inch box specimen) shall be provided in rear yards of lots abutting the Chabot College athletic field, i.e., lots Lot 15 through 23 on Phase I and 5 through 9 on Phase II.
  - d. A site plan showing that structures meet the following setbacks:

Rear Yards: Minimum 13 feet for first floors and minimum 20 feet for second floors with the following exceptions: Lots 18 through 23 within the first phase and Lots 5 through 9 of the second phase of the "nursery" property shall range from 25 to 35 feet on the first floor, with an average of 31 feet, and 32 to 45 feet on the second floor with an average of 38 feet.

Side Yards: 5 feet.

Side Street Yards : 10 feet.

Front Yards: Mohr Drive: 25 feet; Occidental Road and the existing portion of Laguna Drive: 20 feet; Interior streets: 15 feet to building wall, except to garages which shall be a minimum of 18 feet.
  - e. Design and location of rear- and side-yard fences and masonry wall. Rear- and side-yard fences shall be 6 feet

PZ 89-7/Tracts 6078 & 6079 (Vesting) - Conditions of Approval (continued)

high and of solid board, except that rear-yard fencing on Lots 15 through 23 on the first phase and 5 through 9 on the second phase of the nursery site shall be an 8-foot-high masonry wall.

- f. Four elevations of each house model, including window placement, which shall show that some of the windows on lots abutting the easterly property line of the nursery property are situated to offer occupants a view to the east.
- g. Samples of colors and materials to be used on exterior building walls, roofs, windows, trim, and other architectural features.

4. Prior to issuance of a building permit:

- a. The sites (soil and ground water) shall be free of contaminants to the satisfaction of the City of Hayward Hazardous Materials Division of the Fire Department. Mitigation of contaminants shall be via closure and mitigation plans approved by the Alameda County Environmental Health Department, Hazardous Materials Program; the Regional Water Quality Control Board; and the City of Hayward Hazardous Materials Division. Closure and mitigation plans shall include area of underground tanks and continued use of the nursery site. All work associated with cleanup of the sites shall be supervised by an environmental firm, approved by the Fire Chief and paid for by the developer. Proof of supervision shall be provided to the Planning Director.
- b. A site Health and Safety Plan for closure work and construction shall be submitted to and approved by either the Alameda County Environmental Health Department or, if annexed, the City of Hayward Hazardous Materials Division. The plan shall cover a description of the anticipated hazards and the recommended responses to them, including personal protective equipment and emergency actions. The plan shall include a provision for carrying out the measures called for, and expenses incurred therewith shall be the responsibility of the developer.

The closure plan shall include the following minimum requirements:

- (1) Debris from the "Laguna" subdivision shall be properly and legally disposed of off-site.
- (2) The upper 18 inches of soil on the "Laguna" parcel shall be excavated where debris was historically present (estimated 35,000 sq ft) and on the "nursery" parcels in the greenhouse and earthen ditch areas (estimated 400,000 sq ft). The earth work contractor shall be directed by an environmental firm paid for by the developer and approved by the Fire Chief to verify compliance with this provision. Fencing shall be used to restrict access to contaminated soil anytime the work schedule requires temporary stockpiling.

PZ 89-7/Tracts 6078 & 6079 (Vesting) - Conditions of Approval (continued)

- (3) One verification soil sample shall be collected for each proposed residence having yard space coinciding with the excavation, which appears to be 5 to 8 samples on the "Laguna" site and 88 samples on the "nursery" site. The samples shall be collected in steam-cleaned brass liners at 6- to 12-inch interval below the excavation bottom. Upon retrieval, each end of the liner shall be covered with aluminum foil and capped, taped and labeled. The sample shall be placed in an individual ziplock bag and into a field cooler containing blue ice. The sample shall be placed in an individual ziplock bag and into a field cooler containing blue ice. Sampling personnel shall wear a fresh pair of disposable gloves for each sampling event. A chain-of-custody record shall be completed to document the collection, handling and analysis requests.

Samples shall be submitted to a State certified laboratory and individually analyzed for organochloride pesticides (EPA Method 8080) and carbamate pesticides (EPA Method 632). One "field blank" liner of Monterey sand shall be analyzed along with the verification samples for quality assurance/quality control.

If detectable amounts of pesticides are found in a verification sample, deeper excavation may be required by the City of Hayward Hazardous Materials Division based on the Risk Assessment, Title 22 criteria, and City of Hayward criteria. Soil with contamination exceeding the above standards shall be excavated.

- (4) The maximum burial depth of excavated soil under streets is limited to 6 feet, with at least 5 feet of clay soil between the fill and the water table. A member of an environmental firm, approved by the Planning Director, and paid for by the developer, shall monitor this earthwork and verify compliance. Any excess fill shall be disposed of at a land fill disposal site consistent with State law. Any soil imported for backfill purposes shall have been tested by an environmental firm approved by the Fire Chief and paid for by the developer and shall be free of contaminants as determined by the Hazardous Materials Division.
- (5) The following steps shall be taken for utility excavations: (a) workers shall be notified of the potential hazards and provided copies of the Health and Safety Plan; (2) work shall be performed in an incremental manner so that backfilling proceeds promptly after excavating; (c) access to stockpiled soil shall be restricted by plastic covering or perimeter fencing; and (d) excess soil shall be characterized and properly disposed of. Verification shall be provided by an environmental firm approved by the Fire Chief and paid for by the developer.
- (6) Any chemicals left behind by the nursery business shall be manifested and removed by a licensed hazardous waste company, with proof of compliance to be submitted to the Fire Chief.

PZ 89-7/Tracts 6078 & 6079 (Vesting) - Conditions of Approval (continued)

5. Deeds to properties shall reflect that soil under roadways is contaminated, naming contaminants. Proof thereof shall be provided to the Planning Director prior to occupancy.
6. Exterior wood doors shall be solid core, minimum 1-3/4 inch thick. Entry doors shall have a deadbolt locks, and primary entry doors shall have wide-angle viewers.
7. Dwellings shall display a street number in a prominent location on the street side of the building in such a location that the number is legible to personnel in approaching emergency vehicles. The numbers shall be no less than 4 inches in height with a minimum 1/2-inch stroke width and of a contrasting color to the background. Numbers shall be lighted during hours of darkness.
8. Each unit shall have locks using combinations which are not interchangeable with locks used in other homes within the development.
9. Sliding glass doors and windows shall be equipped with secondary locking devices that will not allow the window to be open when in a closed or locked position. Each sliding glass door or window on the ground-floor level shall have anti-lift devices so that the doors and windows cannot be lifted from the track while in a closed position.
10. The strike plate for dead bolts on all wood-frame doors shall be constructed of minimum 16 US gauge steel, bronze or brass and secured to the jamb by a minimum of two screws, which must penetrate at least 2 inches into solid backing beyond the surface to which it is attached.
11. Room additions, patio covers and accessory structures may be approved by the Planning Director if they conform with the zoning requirements of the RS (Single-Family) District and the Design Review Guidelines.
12. No building permits shall be issued prior to approval of the Final Map and annexation.
13. Prior to occupancy the developer shall pay \$200 per unit to the Traffic Signalization Fund and \$1,200 per unit in Park Dedication In Lieu Fees (less credit for nine existing dwellings).
14. All trees to be preserved shall be protected during construction. A tree removal permit shall be obtained prior to issuance of any building permit.
15. Any water well, cathodic protection well, or exploratory boring that is shown on this map, is known to exist, is proposed, or is located during the course of field operations must be properly destroyed or backfilled in accordance with applicable groundwater protection ordinances.
16. All requirements of the City of Hayward Fire Department shall be met including:
  - a. Installation of smoke detectors per the Uniform Building Code;





PZ 89-7/Tracts 6078 & 6079 (Vesting) - Conditions of Approval (continued)

- b. Fire equipment access to be maintained during all phases of combustible construction and engineered for all water access for fire equipment with 50,000 lbs. G.V.W;
  - c. Spark arrestors shall be installed on all fireplace chimney flues;
  - d. All fire hydrants shall be installed and available with required fire flow prior to the start of combustible construction. All curb faces shall be painted red per California Vehicle Code in front of all fire hydrants;
  - e. Where street lengths exceed Fire Department requirement for equipment, houses shall be fire sprinklered as determined by the Fire Marshal.
17. Dual-pane windows shall be installed in walls of homes facing Chabot College, and air conditioning shall be provided in homes on Lots 15 through 23 in Phase I and 5 through 9 in Phase II.

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CITY OF HAYWARD  
PLANNING DEPARTMENT REFERRAL

COMMENTS:

1. The site investigation conducted by Terratech, Inc. is incomplete.
  - A. The pesticide Endrin was found in a composite soil sample taken from the "Eastern Greenhouse Area". The soil sample composite reading was 1.3 parts per million (ppm) Endrin in soil. Title 22, Section 66699, Persistent and Bio-Accumulative Toxic Substances list Endrins Total Threshold Limit Concentrations (TTLC) as .2 ppm, well under the composite soil sample. Further tests were conducted on the 4 individual samples that made up the composite sample and all 4 were found to have non-detectable levels of Endrin. This necessitates explanation as well as possible supplemental soil sampling from the "Eastern Greenhouse Area".
  - B. Further testing revealed pesticide and inorganic persistent and Bioaccumulative Toxic Substances in soil-composites in excess of the state levels for Soluble Threshold Limit Concentration (STLC). The study does not reference whether these numbers were derived from the California Waste Extraction Test. If this test was conducted as part of the analysis, then the given concentrations are all under the state recognized toxics level. If this test was not conducted as part of this analysis, then it should be required.
2. A monitoring well should be installed near the maintenance shop and boiler room areas because of elevated levels of contamination (380 ppm) of total oil and grease.
3. The groundwater contamination shown in the sample from DH-1 should be cleaned up to RWQCB (Regional Water Quality Control Board) standards.
4. All of the recommendations contained on page 5 of the Terratech report should be incorporated.
5. Prior to consideration of this tract for a housing development, a look at the surrounding hazardous materials storage facilities should be considered, i.e. bulk propane at Chabot College, chlorine at Chabot College, etc.
6. Any closure or detoxification of the property, should be under the close supervision of the Alameda County Health Department, preferably before annexation, with final review by our department (if the annexation becomes a reality).



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