



July 2, 2013

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Ms. Donna Dragos, P.E.
Alameda County Environmental Health Department
1131 Harbor Bay Parkway
Alameda, California 94502-6577

**Re: Request for Resumption of Agency Oversight
23836 and 23830 Saklan Road, and 24137 Eden Avenue, Hayward
Former Ventura Properties Site, Case No. RO0002795
RWQCB Case No. 01NBTO240 (pre-1994) then 01S0240
Tetra Tech Project 117-7059010.01**

Dear Ms. Dragos:

Tetra Tech, Inc. recently completed a pre-purchase Phase I and Phase II Environmental Site Assessment (Phase I/II ESA) of three adjacent parcels of residential land in Hayward. The addresses are 23830 and 23836 Saklan Road, and 24137 Eden Avenue. Our client is Valley Oak Partners, a real estate firm located in San Jose. A copy of the Phase I/II ESA report is attached on CD.

In performing our work it was immediately discovered that the 23830 and 23836 Saklan Road parcels were the subject of environmental investigation and possibly cleanup activities in the 1989 – 1992 timeframe, pertaining to surface soil impacted by pesticide residues from former plant nursery operations in the late 1960s and early 1970s. Those two parcels were originally part of a larger five-parcel assessment. The case name was Ventura Properties under the 23836 Saklan Road address. Two of the five parcels were the former Trident Truck Lines site immediately north of the 23830 Saklan Road parcel; the Trident Truck Lines parcels became a leaking UST site, received regulatory closure in 1992, and were later redeveloped with townhomes along the with the fifth parcel. The case file for 23830 and 23836 Saklan Road does not contain any information after January 1992, aside from a May 13, 1998 letter County letter requesting a replenishment payment be made to the oversight account. According to County records the case was transferred to the RWQCB in 2005. According to RWQCB personnel (Cherie McCaulou and Chuck Headley) the case remains inactive.

The three existing parcel owners have no knowledge of past environmental conditions or investigations, having purchased the homes and parcels well after 1992 - the prior environmental work not having been disclosed to them.

Valley Oak Partners intends to redevelop the three parcels for residential use, with townhomes to match surrounding recent residential redevelopment.

We reviewed the case file and performed discrete soil sampling across the three parcels, independent of the earlier sampling approaches. We identified areas of surface soil on the 23836 Saklan Road parcel that is impacted by pesticides and PCBs.



We seek agency oversight to allow the case to be closed, following cleanup to residential land use standards.

There is a real estate closing deadline of late summer / early fall for completion of the soil cleanup, which is envisioned to be a simple "dig & haul" approach. The pesticide compound that is driving the need for cleanup is beta-BHC, along with some low detections of PCBs which require cleanup. Unfortunately, there are pesticide co-contaminants present consisting of DDT and DDE that will render much of the soil hazardous waste for the purpose of off-site disposal because the total DDT/DDE concentrations exceed the Title 22 TTLC value of 1 ppm, even though the DDT and DDE concentrations are below the 1.7 ppm RWQCB ESL values for residential land use. Disposal of soil as a hazardous waste is extremely expensive, and therefore sufficient soil sampling was performed to provide a refined estimate of the soil volume requiring removal and disposal.

Completion of soil excavation and disposal by late summer / early fall will require the 30-day public notice to be issued by mid-August. Review of the attached report would therefore need to be performed in July. Additional site investigation, if deemed necessary by the Alameda County EHD, would need to be discussed in July as well, and performed shortly thereafter as required. Given these constraints, perhaps a conference call or meeting be held soon to discuss the site and the path forward.

We very much appreciate your consideration of our request, and look forward to discussing the site with you and/or Mark Detterman, who we understand has oversight responsibilities for the Hayward area. I'll follow-up with you in approximately one week to confirm receipt of the report and to answer any questions you may have. You can also contact me at (916) 853-4584 (direct), or by email at tim.costello@tetrattech.com.

Sincerely,
Tetra Tech, Inc.

A handwritten signature in blue ink, appearing to read 'Tim Costello'.

Tim Costello
Senior Scientist
Associate

Attachment: One CD containing the July 2, 2013 Phase I/II Environmental Site Assessment Report

Copy with attachment: Steve Fisher, Valley Oak Partners Steve@valleyoakpartners.com

Copy without attachment: Hugh Murphy, City of Hayward Fire Department, Hazardous Materials Hugh.Murphy@hayward-ca.gov
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