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December 6, 2013

Mr. Mark Detterman, PG, CEG
Senior Hazardous Materials Specialist
Alameda County Environmental Health
1131 Harbor Bay Parkway
Alameda, California 94502

**Re: December 6, 2013 Status of Septic Systems and Wells Letter
23680 & 23836 Saklan Road and 24137 Eden Avenue
Hayward, California**

Dear Mr. Detterman:

I declare under penalty of perjury that to the best of my knowledge the information and recommendations contained in the attached letter are true and correct.

If you have any questions or need additional information, please call me at (408) 282-0991.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Steve Fisher'.

Steve Fisher
Partner, Valley Oak Partners, LLC

Attachment: December 6, 2013 Tetra Tech, Inc. *Status of Septic Systems and Wells Letter, 23830 & 23836 Saklan Road and 24137 Eden Avenue, Hayward, California*



December 6, 2013

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Mr. Mark Detterman, PG, CEG
Senior Hazardous Materials Specialist
Alameda County Environmental Health
1131 Harbor Bay Parkway
Alameda, California 94502

**Re: *Status of Septic Systems and Wells*
23680 & 23836 Saklan Road and 24137 Eden Avenue
Hayward, California
*Alameda County Case No. RO0002795***

Dear Mr. Detterman:

This letter is written in follow-up to our recently submitted *Soil Cleanup Documentation Report* dated November 26, 2013, as well as our recent telephone conversations during which we discussed the County's concerns regarding the septic systems and wells on the subject parcels. The County was primarily concerned about the proximity of the septic systems to the shallow soil excavations recently completed, as well as the disposition of the septic systems and wells prior to the planned redevelopment of the parcels into townhomes.

As referenced in the November 2013 *Soil Cleanup Documentation Report*, and as described in more detail in the July, 2, 2013 *Phase I and Phase II Environmental Assessment Report* (Phase I/II ESA), the three parcels each formerly supported plant nursery operations:

23830 Saklan Road	Godings Wholesale Flowers, circa 1967 – early 1970s
23836 Saklan Road	Wholesale Flower Nursery, David Rotao, circa late 1960s – early 1970s
24137 Eden Avenue	Eden Nursery circa 1965 – 1973

The November 2013 *Soil Cleanup Documentation Report* describes the excavation and off-site disposal of shallow soil impacted by residual pesticide concentrations from portions of the 23836 Saklan Road and 24137 Eden Avenue parcels. The presence of residual pesticides in surface soil is attributed to the past use of the parcels as plant nursery operations roughly 40 years ago.

A figure of the three parcels is attached which shows the locations of the septic tanks and wells on the parcels. The figure also shows the areas excavated to depths of 1.2 – 1.5 feet below ground surface (bgs) during the soil cleanup work. Also attached is a photo log created from selected photos from the July 2013 Phase I/II ESA report for the three parcels.

The status of the septic systems and wells on each parcel is discussed below.

Septic Systems and Wells

23830 Saklan Road

A well house structure being used as a tool shed is located behind (east of) the single family home (Photo 1). A well is located beneath the structure (Photo 2). A resident of the home (the son of the parcel owner), who had lived on the parcel for approximately 20 years, was unaware of the presence of the well. A septic system was not observed during the Phase I/II ESA site visits.

No soil cleanup work was performed on the 23830 Saklan Road parcel.

According to City of Hayward staff interviewed over the telephone on December 2, 2013, the 23830 Saklan Road parcel has been hooked up to City sewer and water. The septic system on-site, if present, is not expected to be active.

23836 Saklan Road

An agricultural well is located in the rear field area. According to prior environmental documents, and as stated in the July 2013 Phase I/II ESA report, the well is described as being 73 feet in depth with an 8-inch diameter casing. The well is shown on Photos 3 and 4. Additionally, a second well may be present on the parcel, behind (east of) the house, based on the presence of equipment suggestive of a well.

According to the parcel owner, Mr. Ramirez, a septic system is located behind (east of) the house area, in an area with remnant concrete (photos 5 and 6). Figure 1 shows the locations of shallow soil excavations performed in 2013; the areas excavated did not extend to the immediate area where the septic tank is suspected of being located.

According to City of Hayward staff interviewed over the telephone on December 2, 2013, the 23836 Saklan Road parcel has been hooked up to City sewer and water. The septic system on-site is not expected to be active.

24137 Eden Avenue

A well is located behind (west of) the house (photos 7, 8 and 9). Some of the well equipment appeared new, suggesting the well was active.

A sump feature thought to be a septic tank is located southwest of the house (Figure 1). Photos 10, 11 and 12 show the suspected septic tank and location of the tank with respect to other features on the parcel.

According to City of Hayward staff interviewed over the telephone on December 2, 2013, the City does not have record that the parcel is hooked up to City sewer or water. As a result, and based on field observations, this parcel is expected to still be using the well and septic system.

Prior Groundwater Sampling

Past environmental sampling is discussed in the July 2013 Phase I/II ESA report. In 1991, groundwater samples were collected from the 23836 and 23830 Saklan Road parcels for analysis of pesticides and PCBs. No compounds were detected in either sample. The groundwater sample from the well on the 23836 Saklan Road parcel was collected from the "agricultural" well shown on Photos 3 and 4; prior documents describe the sample as being collected from water within the casing. The groundwater sample from the 23830 Saklan Road parcel is described in prior documents as being collected from a spigot. Based on past groundwater sampling results showing a lack of groundwater impact, and the nature of

pesticide compounds which are held tenaciously to soil, there is no indication or expectation that the septic systems have contributed to groundwater impact at the parcels.

Planned Redevelopment

The three parcels are planned to be redeveloped into townhomes, matching surrounding land use to the north and south. Prior to or during redevelopment the wells should be abandoned under permit from the Alameda County Public Works Agency, Water Resources Section. The location of the wells on the 23830 Saklan Road and 24137 Eden Avenue parcels will require the overlying structures to be removed to provide access to the wells. The septic systems should also be removed for off-site disposal as general construction debris prior to or during redevelopment.

Closure

If there are any questions about the information provided above, please contact Tim Costello at (916) 853-4584 (direct) or by email at tim.costello@tetrattech.com.

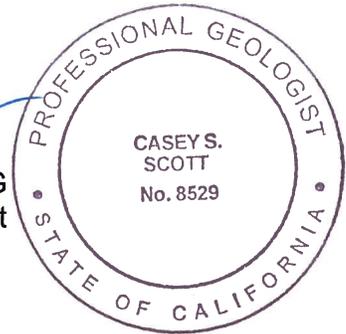
Sincerely,
Tetra Tech, Inc.



Tim Costello
Senior Scientist
Associate

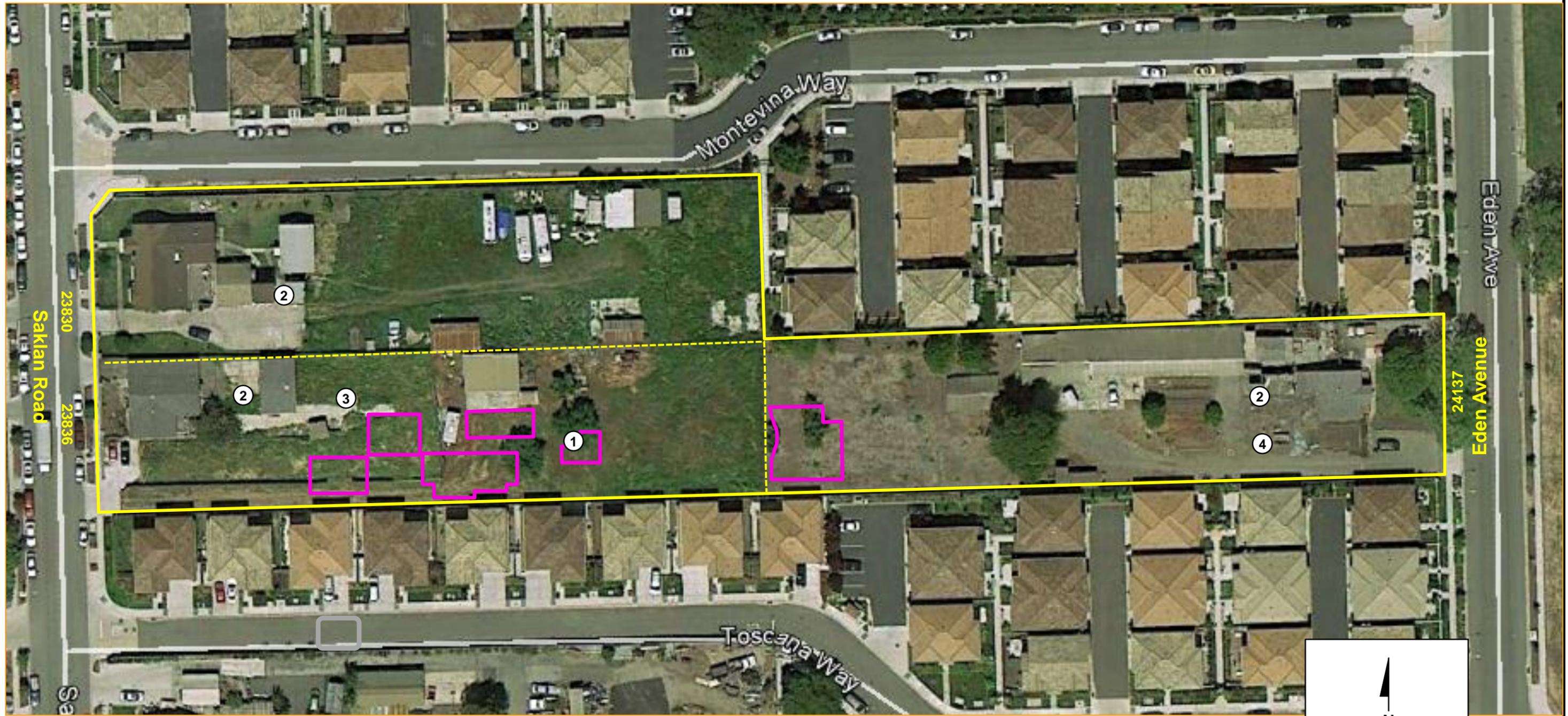


Casey Scott, PG
Senior Geologist



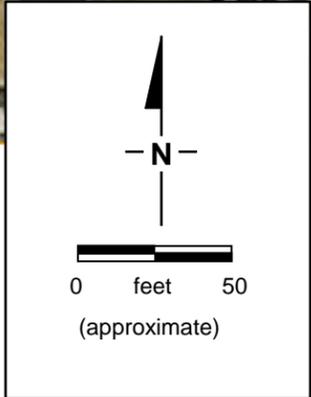
Cc: Steve Fisher, Valley Oak Partners, LLC

Attachments: Figure 1
Photographic Log



Legend:

- ① Agriculture Well
- ② Water Well
- ③ Septic Tank Location (approx.)
- ④ Sump Feature, Possible Septic Tank
- Soil Excavation Area - 2013



TITLE: Plot Plan		
LOCATION: 23830 & 23836 Saklan Road and 24137 Eden Avenue, Hayward, California		
	CHECKED: TC	FIGURE: 1
	DRAFTED: KEM	
	FILE: 117-7059010	
	DATE: 12/4/2013	



PHOTO 1: 23830 – Storage structure and tool shed east of house, looking east.



PHOTO 2: 23830 – Well located beneath shed/former well house.



PHOTO 3: 23836 - Agricultural well with day tank in center portion of field, looking northeast.



PHOTO 4: 23836 – Well is under pail.

Photographic Log

23830 and 23836 Saklan Rd., and 24137 Eden Ave
Hayward, California

January 2013



PHOTO 5: 23836 - East side of vacant residential structure, looking west; old septic system may be located near concrete pads east of structure.



PHOTO 6: 23836 - Concrete pads east of vacant residential structure, looking east.



PHOTO 7: 24137 Eden Ave – Rear of house and well house (on left), looking northeast.



PHOTO 8: 24137 Eden Ave – Well house structure.

Photographic Log

23830 and 23836 Saklan Rd., and 24137 Eden Ave
Hayward, California

January 2013



PHOTO 9: 24137 Eden Ave – Well inside well house.



PHOTO 10: 24137 Eden Ave – Possible septic tank, located south of well house.



PHOTO 11: 24137 Eden Ave – Liquid inside possible septic tank.



PHOTO 12: 24137 Eden Ave – Gravel drive and possible septic tank along southeast portion of parcel, looking east.

Photographic Log

23830 and 23836 Saklan Rd., and 24137 Eden Ave
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January 2013

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