

Detterman, Mark, Env. Health

From: Detterman, Mark, Env. Health
Sent: Monday, March 10, 2014 10:06 AM
To: 'steve@valleyoakpartners.com'
Cc: 'Tim.Costello@tetrattech.com'; Roe, Dilan, Env. Health
Subject: Ventura Properties (RO2795; 23830 and 23836 Saklan Road, 24137 Eden Avenue); Request

Mr. Steve Fisher
Partner, Valley Oak Partners, LLC
734 The Alameda
San Jose, CA 95126

Dear Mr. Fisher,

Alameda County Environmental Health (ACEH) staff has reviewed the case file for the above referenced site including the *Soil Cleanup Documentation Report*, dated November 26, 2013, and the *Status of Septic Systems and Wells*, dated December 6, 2013. Both reports were prepared and submitted on your behalf by TetraTech, Inc. (TetraTech). Thank you for submitting them. Based on our review, ACEH has the following technical comments and would like to invite you to meeting in order to discuss the site and to resolve any questions that may arise. ACEH requests notification of suitable dates and times for the meeting by the date identified below.

TECHNICAL COMMENTS

In order to move the site towards case closure ACEH provides the following technical comments which can be discussed in greater detail in the meeting requested above.

- 1. Public Notification of Excavation Document** – A public notification document is referenced to have been provided to vicinity residents prior to site excavations; however, a copy was not provided in the *Soil Cleanup Documentation Report* in order to document the action. ACEH requests that a copy of the document(s) be submitted in an addendum to the report by the date identified below.
- 2. Lateral Excavation Confirmation Sampling** – ACEH observes that seven excavation areas (six at 23836 Saklan Road, and one at 24137 Eden Avenue) do not appear to be laterally constrained by confirmation samples. The following excavation areas appear to be unconstrained laterally. The data that constrain these excavation areas can be further discussed in the requested meeting.
 - a. Eastern edge of 36-GS8 excavation
 - b. Eastern edge of 36-GS9 excavation
 - c. Northern edge of 36-GS13 excavation (inclusive of PCBs)
 - d. Northern and eastern edges of 36-GS14 excavation (inclusive of PCBs)
 - e. Eastern edge of 36-GS16 excavation (inclusive of PCBs)
 - f. Northern edge of 37-GS15 excavation
- 3. Detection Limit of Heptachlor Epoxide** – The detection limit for this contaminant is either <20 or <17micrograms per kilogram (ug/kg); however, the Regional Water Quality Control Board (RWQCB) Environmental Screening Level (ESL) is 14 ug/kg. Although the Federal EPA Risk Screening Level [RSL] for the contaminant is 54 ug/kg, ACEH uses SF RWQCB ESLs for cleanup goals. A resolution can be discussed further in the requested meeting.
- 4. Presence of Four Private Water Wells** – Three residential, and one agricultural, water supply wells were located on the three subject parcels. It is understood these will be properly destroyed prior to site redevelopment; however, to help clarify the case closure process, prior to closure, the wells must be destroyed under permitting by

the Alameda County Public Works Agency and a report submitted to ACEH. A submittal date for the well abandonment report can be discussed in the requested meeting.

- 5. Presence of Up to Three Septic Systems** – Two septic tanks have been identified at two of the three subject parcels. The *Status of Septic Systems and Wells* indicates that the septic tanks will be removed and disposed offsite as general construction debris prior to redevelopment. Please be aware that Alameda County has septic closure permitting requirements. Please contact Russ Handzus at (510) 6887 to obtain a permit for tank abandonment, and thereafter please provide documentation to the ACEH Land Use Department that the tanks have been closed under permit. A submittal date for the septic tank abandonment report(s) can be discussed in the requested meeting.

Additionally ACEH requests that you work with the Land Use Department staff to identify the location of the leachfields. Once identified please submit a work plan to ACEH the leachfield locations and proposed sampling plan to confirm that no environmental degradation has occurred beneath the leachfield (TPH, VOCs, metals, etc.)

- 6. List of Interested Parties for Notification of Potential Closure** – At the time the items listed above have been addressed to the satisfaction of ACEH, a 60 day notification of potential closure is required to be issued to vicinity property owners and tenants. ACEH requests that a list of all property owners of the subject parcels, and any future property owners prior to redevelopment, and any other interested party be disclosed, by the date identified below.

TECHNICAL REPORT REQUEST

Please upload technical reports to the ACEH ftp site (Attention: Mark Detterman), and to the State Water Resources Control Board's Geotracker website, in accordance with the specified file naming convention below, according to the following schedule:

- **March 28, 2014** – Notification of Available Meeting Dates and Times (email preferred), and disclosure of current and future (prior to redevelopment) property owners, and other interested parties.
File to be named RO2795_CORRES_L_yyyy-mm-dd

These reports are being requested pursuant to California Health and Safety Code Section 25296.10. 23 CCR Sections 2652 through 2654, and 2721 through 2728 outline the responsibilities of a responsible party in response to an unauthorized release from a petroleum UST system, and require your compliance with this request.

Online case files are available for review at the following website: <http://www.acgov.org/aceh/index.htm>.

Should you have questions, please let me know.

Mark Detterman
Senior Hazardous Materials Specialist, PG, CEG
Alameda County Environmental Health
1131 Harbor Bay Parkway
Alameda, CA 94502
Direct: 510.567.6876
Fax: 510.337.9335
Email: mark.detterman@acgov.org

PDF copies of case files can be downloaded at:

<http://www.acgov.org/aceh/lop/ust.htm>