

California Regional Water Quality Control Board

Los Angeles Region



Terry Tamminen

Secretary for
Environmental
Protection

Over 51 Years Serving Coastal Los Angeles and Ventura Counties
Recipient of the 2001 *Environmental Leadership Award* from Keep California Beautiful
320 W. 4th Street, Suite 200, Los Angeles, California 90013
Phone (213) 576-6600 FAX (213) 576-6640 - Internet Address: <http://www.swrcb.ca.gov/rwqcb4>

Arnold Schwarzenegger
Governor

February 26, 2004

Mr. Peter Kiesecker, President
GreenPark Runkle Canyon, LLC
3010 Old Ranch Parkway, Suite 330
Seal Beach, California 90740-2750

CALIFORNIA WATER CODE SECTION 13267, REQUEST FOR HISTORICAL AND CURRENT SITE INFORMATION - GREENPARK RUNKLE CANYON DEVELOPMENT, VENTURA COUNTY, CALIFORNIA

Dear Mr. Kiesecker:

The California Regional Water Quality Control Board (Regional Board), Los Angeles Region, is the public agency with primary responsibility for the protection of ground and surface water quality for all beneficial uses within the coastal watersheds of Los Angeles and Ventura Counties, including the subject site.

Reference is made to the laboratory reports which indicate that Perchlorate was detected at 0.06 milligrams per kilogram (mg/kg) in a groundwater/silt sample collected from 56 feet below ground surface (bgs) in boring HS-25, and at 0.05 mg/kg in a groundwater/silt sample collected from 37 feet bgs in boring HS-26 (map attached). The data are from the May 8, 2003 report, titled *Phase I and II Environmental Site Assessment*, prepared by Miller Brooks Environmental, Inc. (Miller Brooks), and the subsequent Miller Brooks report, dated September 2003, titled *Surface Water and Groundwater Sampling for Specific Organic/Inorganic Chemicals and Perchlorate*. The reports were prepared as part of the due diligence required prior to property development.

Information obtained by the Regional Board indicates that activities with the potential to release Perchlorate to soil and groundwater may have occurred on your property. Historically, the site has been utilized for agriculture and gravel quarrying.

The Regional Board believes that it is important to accurately know the distribution of Perchlorate in the vicinity of your site. Therefore, we are requiring that you install properly designed and constructed shallow groundwater monitoring wells at the two locations where Perchlorate was reported in groundwater/silt samples. The samples must be analyzed by a laboratory utilizing rigorous QA/QC protocols.

Based on the persistent and mobile nature of Perchlorate, soil conditions, the depth to groundwater, the suspected release of hazardous materials at the site may have contaminated soil and groundwater. Pursuant to section 13267 of the California Water Code, you are hereby directed to submit historical and current site information, to be used to determine specific sources of the groundwater pollution detected at your site, and to document your efforts in technical reports. The required information and technical reports must be submitted to the Regional Board in accordance with the schedule specified below:

1. A source evaluation report shall be prepared and submitted by **April 1, 2004**, for our review and evaluation. The report shall, at a minimum, include the following:
 - a. Property ownership and land use history from the 1900's;
 - b. Locations and a list of chemicals used and stored on-site;
 - c. Management procedures for the use of chemicals and wastes used and/or generated on site;
 - d. Copies of material safety data sheets for chemicals used and stored at the site;
 - e. Copies of permits and violations issued to the facility by this and other regulatory agencies; and
 - f. Mitigation measures or corrective actions, if any notice of violation was issued
 - g. Maps showing the locations of all water wells and oil exploration/production wells on the property.
 - h. Driller logs for all water wells and oil exploration/production wells,
 - i. Analytical water quality data for all water wells on the property.
2. A workplan, including a health and safety plan, for confirmation of potential Perchlorate pollution throughout the site, shall be submitted by **April 1, 2004**, for our review and approval, prior to implementation. The workplan must include plans to sample groundwater from the two new wells for volatile organic compounds, with EPA Method 8260B, for Perchlorate with EPA Method 314, and for N-Nitrosodimethylamine (NDMA) with EPA Method 1625C. If Perchlorate is detected then those samples shall be reanalyzed using a second testing method to verify the Perchlorate detection. We recommend that you use EPA Method 8321 (Liquid Chromatography/Mass Spectrometer/Mass Spectrometer-[LC/MS/MSI) for verification.
3. Following approval of the workplan by Regional Board staff, the required subsurface investigation shall be conducted by or directly under the supervision of qualified professionals. The qualified professionals must be California registered geologists or California licensed civil engineers.
4. A report summarizing **all** soil and/or groundwater sampling data collected during this and prior soil and ground water investigations shall be submitted to the Regional Board by **July 31, 2004**. The report shall include the conclusions from this investigation, recommendations for additional investigations, and plans for site remediation as needed.

Pursuant to section 13268 of the California Water Code, failure to submit the required technical reports or documents by the due dates specified may result in civil liability penalties administratively imposed upon you by the Regional Board in an amount up to one thousand dollars (\$1,000) for each day the report or document is not received.

Should you have any questions regarding this letter, or would like to meet and discuss the requirement above, please contact Mr. David Bacharowski at (213) 576-6607.

Sincerely,

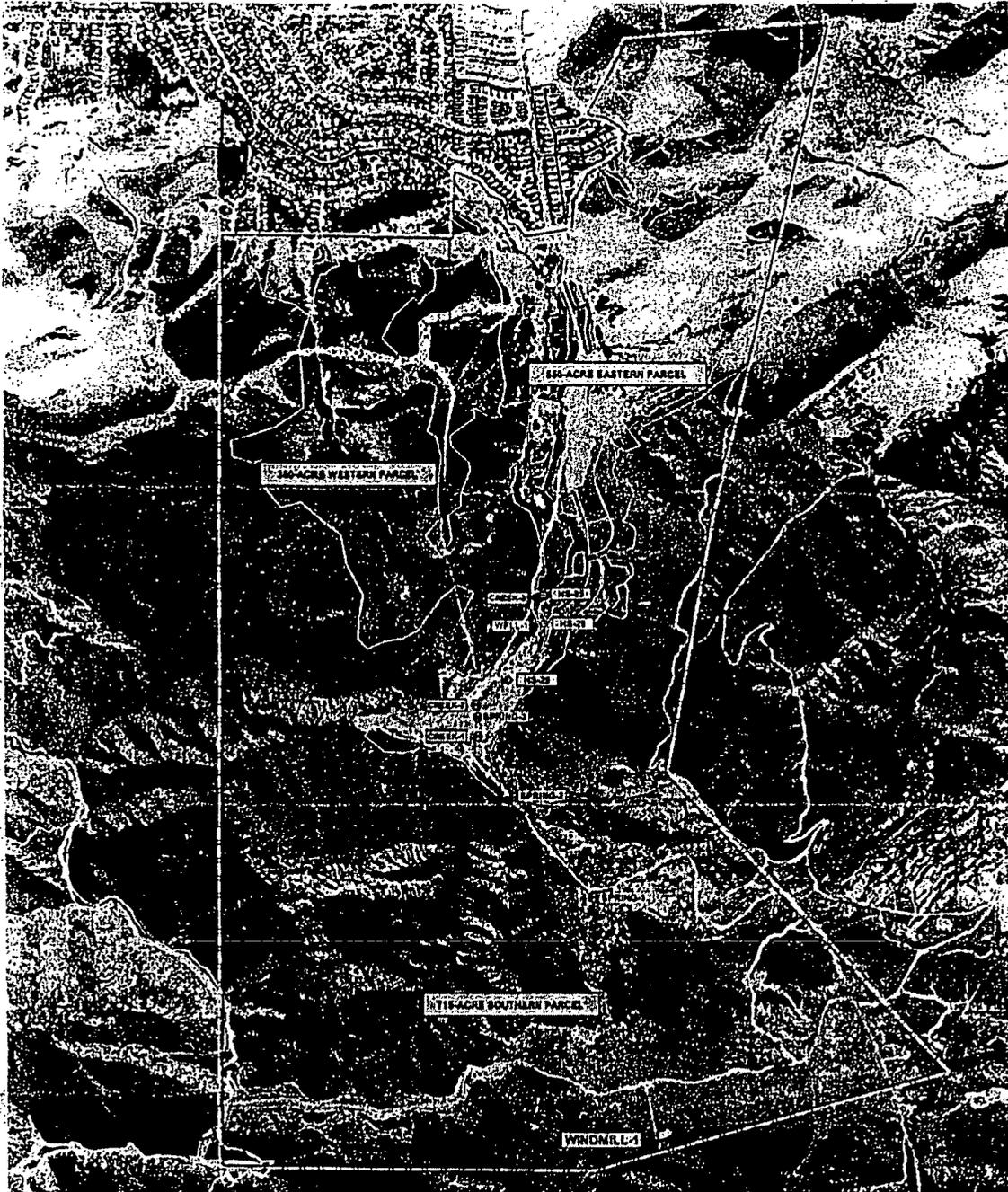


Dennis A. Dickerson
Executive Officer

Attachment:

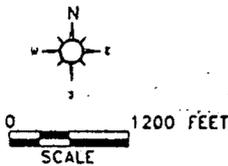
Miller Brooks, Figure 2: Site Map Showing Surface Water and Groundwater Sampling Locations

cc The Honorable Steve Bennett, Ventura County Board of Supervisors
The Honorable John Flynn, Ventura County Board of Supervisors
The Honorable Kathy Long, Ventura County Board of Supervisors
The Honorable Judy Mikels, Ventura County Board of Supervisors
The Honorable Linda Parks, Ventura County Board of Supervisors
Mr. Kurt Souza, Department of Health Services-Drinking Water Field Operations Branch
Mr. Gerard Abrams, DTSC Sacramento
Dr. Lowell Preston, Ventura County Public Works Agency
Ms. Laura Mageinicki, Assistant City Manager, City of Simi Valley
Mr. John Brady, Southern California Water Company
Mr. Don Kendall, Calleguas Municipal Water Districts
Mr. Arthur Lenox, The Boeing Company
Ms. Mary Weisbrock, Save Open Space
Mr. Daniel Hirsch, Committee to Bridge the Gap



LEGEND

- WELL-1 → FORMER GROUNDWATER MONITORING WELL
- CREEK ⊕ SURFACE WATER SAMPLE LOCATION (MARCH 2003)
- 145-29 ⊙ SOIL BORING LOCATION WITH GROUNDWATER SAMPLE (JANUARY 2003)
- WINDMILL-1 ⊕ WATER SAMPLE FROM WINDMILL STORAGE TANK
- SPRING-1 ⊕ SURFACE WATER SAMPLE LOCATION (MAY 2003)
- PARCEL BOUNDARY
- PROPERTY BOUNDARY



2124 MAIN STREET, SUITE 200 HUNTINGTON BEACH, CA 92648 (714) 960-4088	DRAWN BY: AIL DATE: 08/05/03	SITE PLAN SHOWING SURFACE WATER AND GROUNDWATER SAMPLE LOCATIONS	FIGURE 2
	REVISION: 08/05/03 DESIGNED BY: EAR		
PROJECT NO. 01-402-0002-03	DATE: 08/05/03	FILE: R:\DROGT\RUNKLE CANYON_SAP\SP_11117	DATE PLOTTED: 08/05/03