California Regional Water Quality Control Board
San Francisco Bay Region

Linda S. Adams
Acting Secretary for Environmental Protection

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Edmund G. Brown, Jr.
Governor

Date: March 10, 2011
File No. 41S0184 (NK)

San Mateo County Transit District
ATTN: Mr. Brian Fitzpatrick
(Fitzpatrick@samtrans.com)
1250 San Carlos Ave
San Carlos, CA 94070

SUBJECT: Approval of Site Management Plan for the San Carlos Transit Village, 281-633 El Camino Real, San Carlos, San Mateo County

Dear Mr. Fitzpatrick:

Regional Water Board staff have reviewed the March 2010 Site Management Plan (SMP), submitted by West Environmental Services & Technology (WEST) on your behalf for the subject project (the Site). The SMP details the procedures to be implemented to address residual petroleum and volatile organic compounds (VOC) found in Site soil, soil vapor and groundwater during development of the proposed San Carlos Transit Village.

Board staff finds the SMP to be satisfactory and it is hereby approved. The Regional Water Board does not approve or disapprove of development proposals. This is usually the jurisdiction of a local agency, such as the planning department. Based on information currently available to Water Board staff, and assuming proper implementation of the Site Management Plan, the proposed redevelopment project will improve the environmental condition of the Site, and should not pose an unacceptable risk to future residents/occupants or the environment.

The Site occupies approximately nine acres of land along El Camino Real, encompassing four parcels with various historical uses. These uses included gasoline stations, automobile repair, railroad spur, a nursery and a lumber yard. Various investigations related to petroleum releases from underground storage tanks have been performed since 1989 under the oversight of the San Mateo County Health Services Agency (SMCHSA). Three cases have been closed by SMCHSA:

- 281 El Camino Real – Acuimage, former automotive dealership;
- 393 El Camino Real – Village Lincoln Mercury; and
- 455/495 El Camino Real – Chevron Texaco gas station/car wash.

Although recent investigations have confirmed that residual petroleum hydrocarbons and VOCs are present in soil and groundwater in areas of the Site that were not part of previous cleanup

activities, Board staff believe that the work proposed in the SMP will satisfactorily address any remaining contamination at the Site.

As part of the development, soil will be excavated to a depth of approximately eight feet below existing ground surface in order to construct parking garages. Excavated soil will be characterized and disposed of at an appropriate landfill. Some soil may be suitable for reuse as onsite backfill.

Any groundwater resulting from excavation dewatering will be stored and, if necessary, treated, for proper disposal. Access to the Site will be controlled by fencing, and air monitoring and storm water, dust and vapor controls will be implemented during the excavation activities.

Concentrations of petroleum hydrocarbons and VOCs in groundwater are slightly above applicable water quality objectives (taste and odor thresholds or drinking water standards), but are expected to decrease following removal of the contaminated soil.

Please notify our office within three days of the start of field work. A report summarizing the results of the field work will be submitted following completion of the soil excavation. It is our understanding that a request for a No Further Action letter will be made at that time.

If you have any questions, please contact Nancy Katyl of my staff at (510) 622-2408 [e-mail nkatyl@waterboards.ca.gov].

Sincerely,

for

Digitally signed by Stephen Hill
Date: 2011.03.10 15:16:35
-08'00'

Bruce H. Wolfe
Executive Officer

cc: Jesse Couch (couch@legacypartners.com), Legacy Partners
Peter Krasnoff (peterk@westenvironmental.com), WEST
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