

Appendix F

Ventura County Environmental Health Division Letter

August 23, 2018

Case # SR0015832

Via email: Donna.Thagard@buildwithbmc.com

Ms. Donna Thagard
BMC Stock Holding, Inc.
8020 Arco Corporate Drive, Suite 400
Raleigh, NC 27617

**Completion of Ventura County Cleanup Program Requirements: Barry Street Project,
2800 Barry Street, Camarillo, California**

This letter confirms completion of the site investigation and remediation activities described in Ventura County Cleanup Program Remedial Action Agreement No. SR0015832.

The Ventura County Environmental Health Division (Division) staff completed a review of the reports submitted for the above location. The reports present the results of site assessment and remedial excavation of polynuclear aromatic hydrocarbons (PNAs) in shallow soils in the western portion of the site from the site's historical use as a lumber yard and building supply. A total of 548.68 tons of PNA-impacted soil was removed and disposed of offsite. Confirmation soil sample analytical results are below the San Francisco Bay Regional Water Quality Control Board's Residential Environmental Screening Levels indicating that residual PNA concentrations in soil do not pose a risk to human health or the environment.

Based on the information provided and with the provision that the information provided is accurate and representative of site conditions, this Division has determined that no further action is warranted for the PNA's in soil at the site and this Division does not require restricted use of the property should the land use change to residential.

If you have any questions, please contact Gina Teresa at 805/662-6511.



Rick Bandelin, Manager
Ventura County Cleanup Program
Environmental Health Division

Enclosure: Case Closure Summary Form

- c: Mr. Scott English, Rincon (via email: SEnglish@rinconconsultants.com)
- Ms. Nancy Kierstyn Schreiner, Law Offices of Nancy Kierstyn Schreiner
(via email: Nancy@NKSLaw.com)
- Mr. David J. Norman, City of Camarillo (via email: dnorman@cityofcamarillo.org)

Case Closure Summary

Ventura County Cleanup Program

I. Agency Information

Date: August 23, 2017

Agency name: Ventura County Environmental Health	Address: 800 South Victoria Avenue
City/State/ZIP: Ventura, CA 93009-1730	Phone: 805-662-6511
Responsible staff person: Gina L. Teresa	Title: Environmental Health Specialist IV

II. Case Information

Site facility name: Barry Street Project	
Site facility address: 2800 Barry Street, Camarillo, California 93010 APN 162-0-023-030	
RB Case No: n/a	Local Case No: SR0015832
Responsible Parties: Ms. Donna Thagard BMC Stock Holding 8020 ARCO Corporate Drive, Suite 400 Raleigh, North Carolina 27617 (919) 431-1155 Donna.Thagard@buildwithbmc.com	Interested Parties: City of Camarillo- Attention David Norman dnorman@cityofcamarillo.org

III. Release and Site Characterization Information

Cause and type of release: Soil only- Polynuclear aromatic hydrocarbons (PNAs) from lumber yard/building supply			
Site characterization complete? Yes Date approved by oversight agency: 8-23-18			
Monitoring Wells installed? No	Number: n/a	Proper screened interval? n/a	
Depth to Ground Water below ground surface (bgs): approximately 80 feet bgs			
Most sensitive current use: Parcel proposed to be redeveloped for affordable residential housing			
Are drinking water wells affected? No	Aquifer name: Pleasant Valley Groundwater Basin		
Is surface water affected? n/a	Nearest surface water to Site: n/a		
Off-site beneficial use impacts (addresses/locations): n/a			
Report(s) on file? Yes	Where are reports filed? State's GeoTracker database		
Treatment and Disposal of Affected Material:			
Material	Amount	Action	Dates
Soil	548.68 tons	Disposed offsite at Chiquita Canyon Landfill, Castaic, CA	May 16, 2018 -July 6, 2018

Case Closure Summary
Ventura County Cleanup Program

III. Release and Site Characterization Information (Continued)

Maximum Documented PNA Concentrations in Soil- Before and After Remedial Excavation					
Contaminant	Soil (mg/kg)		Contaminant	Soil (mg/kg)	
	Before	After		Before	After
Benzo(a)anthracene	51	0.024	Chrysene	59	0.0091
Benzo(a)pyrene	46	0.014	Dibenzo(a,h)anthracene	11	0.006
Benzo(b)fluoranthene	70	0.023	Indeno (1,2,3-cd) pyrene	30	0.013
Benzo(k) fluoranthene	25	0.0077			

Comments:
PNA = polynuclear aromatic hydrocarbons. *After concentrations from Rincon's July 2018 Remedial Action Report


Soil analytical results, site information, and remedial excavation activities are summarized from submitted site assessment and remedial excavation reports. These reports are available on the State's Geotracker database. The site is a former lumber yard and building supply. Elevated concentrations of PNAs were detected in shallow soil during site assessment activities. Remedial excavation was conducted in the areas where PNAs exceeded environmental screening levels. A total of approximately 548.68 tons of soil was excavated from these areas and disposed of offsite.

The residual concentrations in soil are below the San Francisco Bay Regional Water Quality Control Board's recommended residential Environmental Screening Levels and do not pose a threat to human health or the environment; therefore, the Ventura County Environmental Health Division recommends no further action for the residual concentrations of PNAs at this site.

IV. Closure

Does completed corrective action protect existing beneficial uses per the Regional Board Basin Plan? Yes		
Does completed corrective action protect potential beneficial uses per the Regional Board Basin Plan? Yes		
Do cleanup levels exceed Regional Board requirements? No	Identify: n/a	
Rationale for exceeding RB requirements: n/a		
Does corrective action protect public health for current/future land use? Yes, Residential		
Site management requirements: None		
Should corrective action be reviewed if land use changes? No		
Monitoring wells Decommissioned: n/a	Number Decommissioned: n/a	Number Retained: n/a
List enforcement actions taken: None	List enforcement actions rescinded: n/a	

V. Local Agency Representative Data

Name: Gina L. Teresa	Title: Environmental Health Specialist IV
Signature: 	Date: August 23, 2018