



COUNTY OF MENDOCINO

DEPARTMENT OF PLANNING AND BUILDING SERVICES

860 NORTH BUSH STREET • UKIAH • CALIFORNIA • 95482
120 WEST FIR STREET • FT. BRAGG • CALIFORNIA • 95437

STEVE DUNNICLIFF, DIRECTOR

PHONE: 707-234-6650

FAX: 707-463-5709

FB PHONE: 707-964-5379

FB FAX: 707-961-2427

pbs@co.mendocino.ca.us

www.co.mendocino.ca.us/planning

COASTAL DEVELOPMENT PERMIT AUTHORIZATION FOR EMERGENCY WORK CASE FILE EM #2016-0005

OWNER:

Pete Seitz
2295 Marks Drive
Tustin, CA 92782

APPLICANT:

Pete Seitz
2295 Marks Drive
Tustin, CA 92782

AGENT:

LACO Associates
311 S. Main Street
Ukiah, CA 95482

SITE ADDRESS/APN:

16224 N. Highway 1, Caspar (APN 017-400-09). The site is located on the west side of Highway 1 approximately 750 feet south of its intersection with Gibney Lane.

NATURE OF EMERGENCY: Discovery of fuel-impacted soil proximal to a former heating oil aboveground storage tank (AST) which was located adjacent to the existing single-family residence. The approximate extent of contamination can be seen on the attached site map, and the presumed extent will be used to guide over-excavation and removal of contaminated soils. Some remedial action has already occurred without the benefit of permits, but additional work is necessary to ensure that potential risks to the health of the site occupants, groundwater and surface water resources are lessened.

CAUSE OF EMERGENCY: The emergency is attributed to a small leak from the former AST that provided heating oil for the single-family residence on the parcel. The 550-gallon diesel AST was removed from the property in the spring of 2015, shortly after the applicant noticed that the heating oil tank which had recently been filled was now empty. The leaking AST was replaced in-kind with a new heating oil AST in a different location on the property. Following discovery of the potential release, applicant retained LACO Associates to perform a limited subsurface exploration to investigate the severity and extent of fuel-impacts to soil in the vicinity of the former AST. LACO advanced four hand auger borings to depths of 3 to 8 feet below ground surface (bgs) and collected soil samples for analysis for total petroleum hydrocarbons as diesel (TPHd). Analytical results of the boring closest to the former AST reported elevated concentrations of TPHd, while the other three borings reported concentrations below levels of regulatory concern.

REMEDIAL ACTION: Actions to-date consist of removal of the AST, installation of a new heating oil AST at a different location to provide heat for the residence, advancement of hand-auger borings in the vicinity of the former AST to characterize the lateral and vertical extent of contamination and guide soil excavation activities. Proposed work includes excavation of approximately 65 cubic yards of impacted soil in the vicinity of the former AST for disposal at an approved off-site facility, to be replaced with clean overburden and/or clean fill imported directly from a local quarry. Confirmation soil samples will be collected from the excavation limits for laboratory analysis to verify that TPHd affected soil has been removed to the satisfaction of the Mendocino County Environmental Health Division. Two helical piers and excavation shoring will be installed to support the excavation walls and foundation of the existing single-family residence during excavation earthwork activities. These will be removed prior to backfilling the excavated area if possible. LACO states that in their experience helical pads tend to bond with the surrounding soil over time, making them difficult to remove; should these piers do so over the course of the project earthwork, they will be left in place.

CIRCUMSTANCES TO JUSTIFY EMERGENCY: Failing to excavate fuel-impacted soils as proposed would leave a secondary source of contamination in place below ground surface and increases the risk of impacts to the health of site occupants, groundwater, and surface water resources. This emergency permit is effective immediately and shall become null and void at the end of sixty (60) days. Prior to expiration of this Emergency Permit, the applicant shall submit a standard Coastal Development Permit application for the work authorized by this permit.

RECOMMENDED BY:

JULIA ACKER, PLANNER III

DATE

APPROVED BY:

STEVE DUNNICLIFF, DIRECTOR

DATE