

COUNTY OF MENDOCINO
DEPT OF PLANNING & BUILDING SERVICES
120 WEST FIR STREET
FORT BRAGG, CA 95437
Telephone: 707-964-5379

Case No(s) EM 2016-0005
CDF No(s) _____
Date Filed 8/17/2016
Fee \$ 750.00
Receipt No. 012220
Received by JA
Office Use Only

EMERGENCY PERMIT APPLICATION FORM

Name of Applicant Pete Seitz	Name of Owner(s) Pete Seitz	Name of Agent LACO Associates
Mailing Address 2295 Marks Drive Tustin, CA 92782	Mailing Address Same	Mailing Address 311 S. Main Street Ukiah, CA 95482
Telephone Number 714-838-4648	Telephone Number Same	Telephone Number 707-462-0222

Project Description:

See attached Project Description dated August 3, 2016.

Driving Directions

The site is located on the W (N/S/E/W) side of Highway One (name road)
approximately 750 feet (feet/miles) S (N/S/E/W) of its intersection with
Gibney Lane (provide nearest major intersection).

Assessor's Parcel Number(s)

017-400-09-00

Parcel Size

16.02

☐ Square Feet
☒ Acres

Street Address of Project

16224 N. Highway 1, Caspar, CA

Please note: Before submittal, please verify correct street address with the Planning Division in Ukiah.

EMERGENCY PERMIT

APPLICATION QUESTIONNAIRE

The purpose of this questionnaire is to relate information concerning your application to the Planning & Building Services Department and other agencies who will be reviewing your project proposal. The more detail that is provided, the easier it will be to promptly process your application. Please answer all questions. For questions which do not pertain to your project, please indicate "Not Applicable" or "N/A".

1. NATURE OF THE EMERGENCY NARRATIVE (use additional pages if necessary).

a) Describe the nature, cause and location of the emergency.

The emergency consists of the 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 located at 16224 N. Highway One, Caspar, California (Site). The emergency is attributed to a leak from the former AST previously located at the Site. The approximate extent of contamination can be seen on the attached site map, and this extent will be used to guide overexcavation and removal of contaminated soils and is the location of the emergency.

b) Describe the remedial protective or preventive work required to deal with the emergency.

The work required to address the emergency is overexcavation of contaminated soils using a backhoe. Shoring of the excavation and foundation of the existing single-family residence will be necessary, as the proposed soil removal area directly abuts the structure's foundation. Excavated fuel-impacted soil will be segregated from clean overburden. Fuel-impacted soil will be characterized for disposal, contained in roll-off bins on-site during earthwork, and hauled to an approved landfill facility for disposal. Clean overburden will be stockpiled onsite and used to partially backfill the excavation. If necessary to restore the excavation area to the existing grade, certified clean fill material will be imported from a local quarry. The excavation will be compacted to 90 percent relative compaction during placement of backfill.

c) Describe the circumstances during the emergency that justify the course(s) of action taken, including the probable consequences of failing to take action.

Actions taken 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. 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.

d) Describe any secondary improvements such as wells, septic systems, grading, vegetation removal, roads, etc. that are necessary to deal with the emergency.

No secondary improvements are necessary save for minor removal of sparse weeds at the location of the excavation and the installation of two temporary helical piers to support the foundation of the single-family residence adjacent to the approximate extent of fuel-impacted soils.

2. Are there existing structures on the property? ☒ Yes ☐ No

If yes, describe below and identify the use of each structure on the plot plan.

One single-family residence exists on the property.

3. Is any grading or road construction planned? ☒ Yes ☐ No

Estimate the amount of grading in cubic yards ____ 65 ____ c.y. If greater than 50 cubic yards or if greater than 2 feet of cut or 1 foot of fill will result, please provide a grading plan.

Describe the terrain to be traversed (e.g., steep, moderate slope, flat, etc.).

Flat terrain. Grading is limited to excavating approximately 55 cubic yards of fuel-impacted soil to be replaced with clean overburden or fill imported directly from a local quarry. No new cut or fill slopes, and excavation will be restored to existing grade upon completion of work. An excavation and shoring plan is in preparation for submittal to the overseeing regulatory agency and a copy will be provided once available.

4. Will vegetation be removed on areas other than the building sites and roads? ☐ Yes ☒ No
If yes, explain:

5. Project Height. Maximum height of structure(s): ____ N/A ____ feet No structures proposed

6. Describe all exterior materials and colors of all proposed structures that are visible beyond the boundaries of the subject parcel.

N/A. No structures proposed.

7. Are there any water courses, anadromous fish streams, ponds, lakes, sand dunes, rookeries, marine mammal haul-out areas, wetlands, riparian areas, pygmy vegetation, rare or endangered plants, animals or habitat which support rare and endangered species located on the project site or within 100 feet of the project site?

The bluff edge abutting the Pacific Ocean lies approximately 75 feet from the project location, with portions of the single-family residence in between the bluff edge and former AST location.



PROJECT DESCRIPTION

Emergency Coastal Development Permit Application

Pete Seitz

16224 North Highway One, Caspar, California

Assessor's Parcel Number: 017-400-09-00

LACO Project No. 8337.00

August 3, 2016

Pete Seitz (owner and applicant) proposes the excavation and off-site disposal of diesel fuel-impacted soils (project) on the property located at 16224 North Highway One, in Caspar, California (project site). This project description is presented in support of an Emergency Coastal Development Permit (eCDP) application in order to address and remediate petroleum hydrocarbon impacts to soil related to a historical fuel release from an aboveground storage tank (AST) formerly located on the site.

Site Description

The project site is located in an unincorporated area of Mendocino County at 16224 North Highway One within the census designated place of Caspar, California. The property consists of approximately 16.02 acres comprised of one Assessor's Parcel Number (APN) (APN: 017-400-09-00) owned by Pete Seitz. The site is relatively flat, situated atop a coastal bluff, and is developed with a single-family residence.

The properties adjacent to the project site are all undeveloped, state-owned parcels.

A site vicinity map and site map are included as Figures 1 and 2, respectively.

Project Background

The project site formerly housed a 550-gallon diesel AST which was used to store heating oil for the single-family residence on the site. The 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 tank 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 located closest to the former tank location (B1) reported elevated concentrations of TPHd, while the other three borings reported concentrations below levels of regulatory concern, indicating a likely release from the AST; LACO recommended cleanup actions be performed to remove the secondary source of contamination from the site.

Proposed Project

The project proposes to excavate 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 regulatory agency. 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. However, in our experience, helical piers

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.

Biological Resources

The Pacific Ocean forms the western boundary of the parcel and the bluff edge lies approximately 75 feet from the former AST location, with portions of the existing single-family residence located between the AST and bluff edge.

Vegetation in the approximately 225 square foot area of soil removal is limited to sparse weeds; the majority of the excavation footprint is covered by bare ground. .

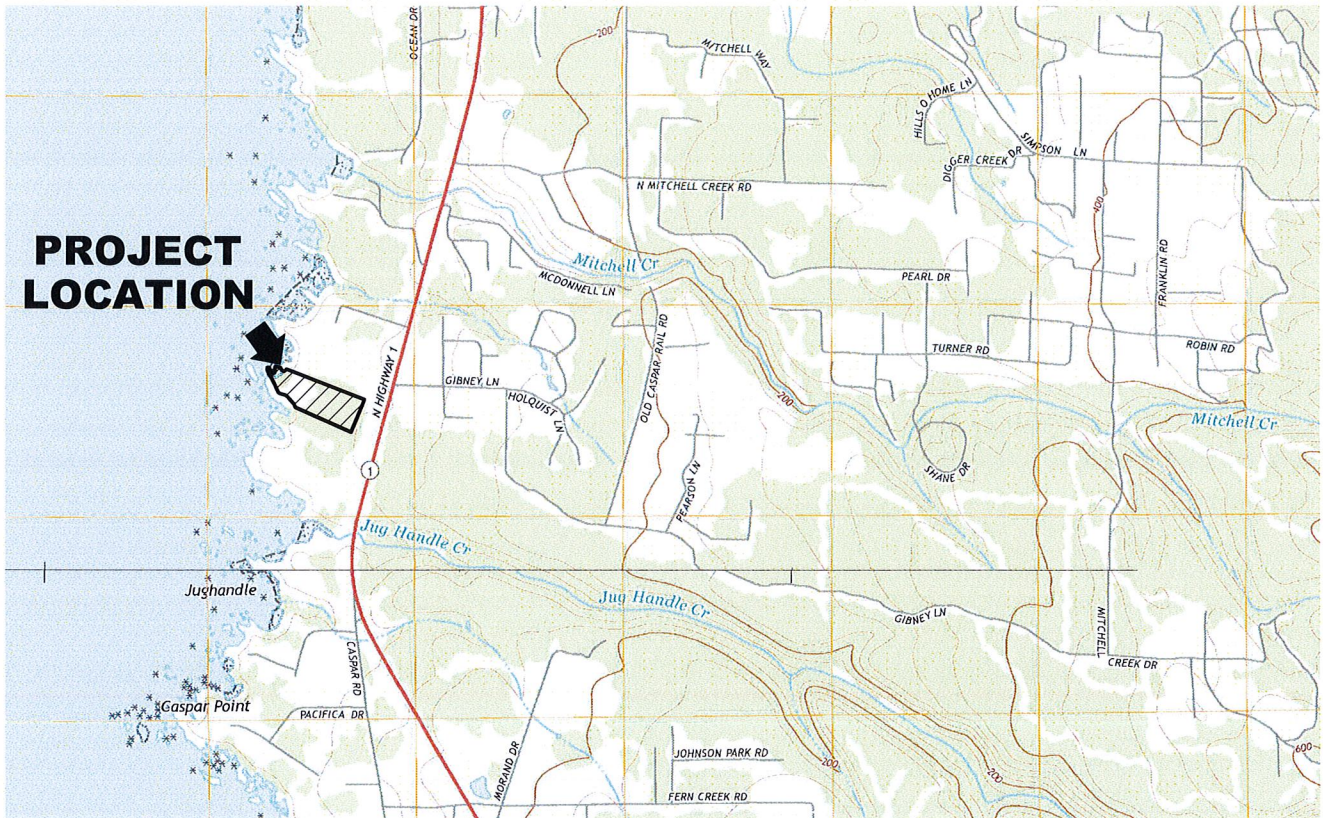
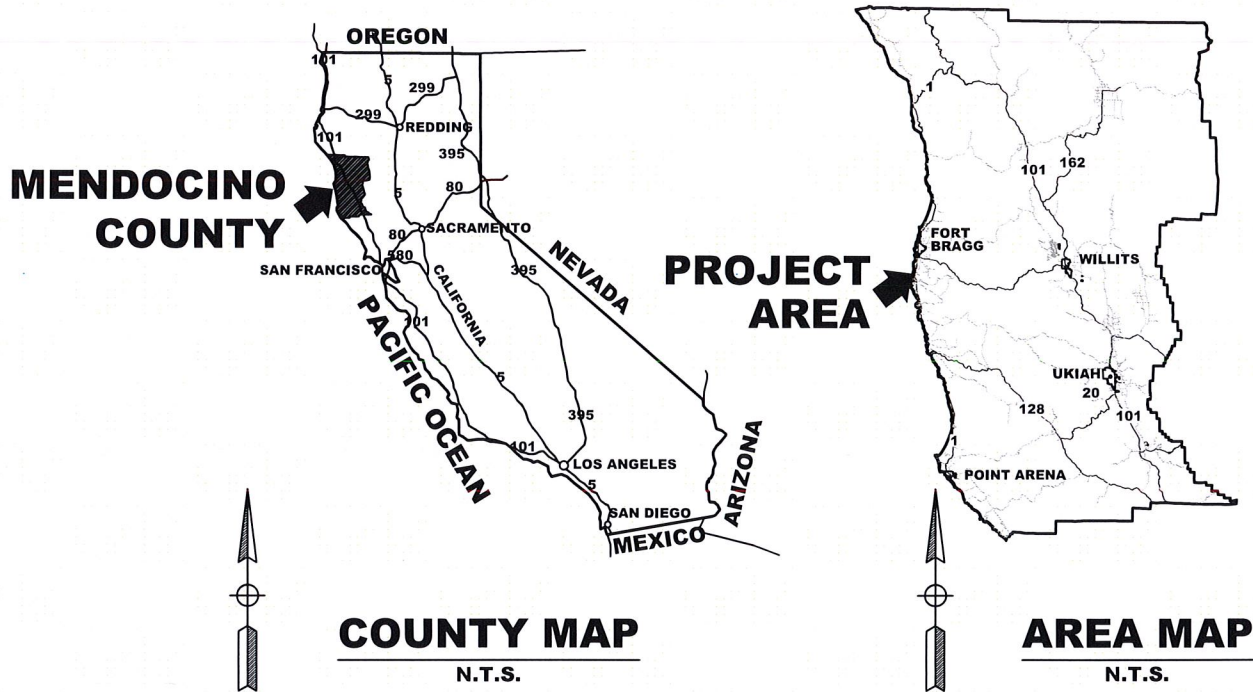
LACO

EUREKA • UKIAH • SANTA ROSA

1-800-515-5054 www.lacoassociates.com

PROJECT	BY JB	FIGURE
CLIENT PETE SEITZ	DATE 7/29/16	1
LOCATION 16224 HWY 1, CASPER, CA. 95420	CHECK MGJ	JOB NO.
LOCATION MAP	SCALE AS SHOWN	8337.00

REUSE OF DOCUMENTS: This document and the ideas and design incorporated herein, as an instrument of professional service, is the property of LACO Associates and shall not be reused in whole or part for any other project without LACO Associates express written authorization.



LOCATION MAP
SCALE: 1"=3000'

0 1500' 3000'
SCALE: 1"=3000'

LACO

EUREKA • UKIAH • SANTA ROSA

1-800-515-5054 www.lacoassociates.com

PROJECT

CLIENT

LOCATION

SITE PLAN SHOWING PROPOSED EXCAVATION AREA

BY

JB

DATE

7/29/16

CHECK

MGJ

SCALE

AS SHOWN

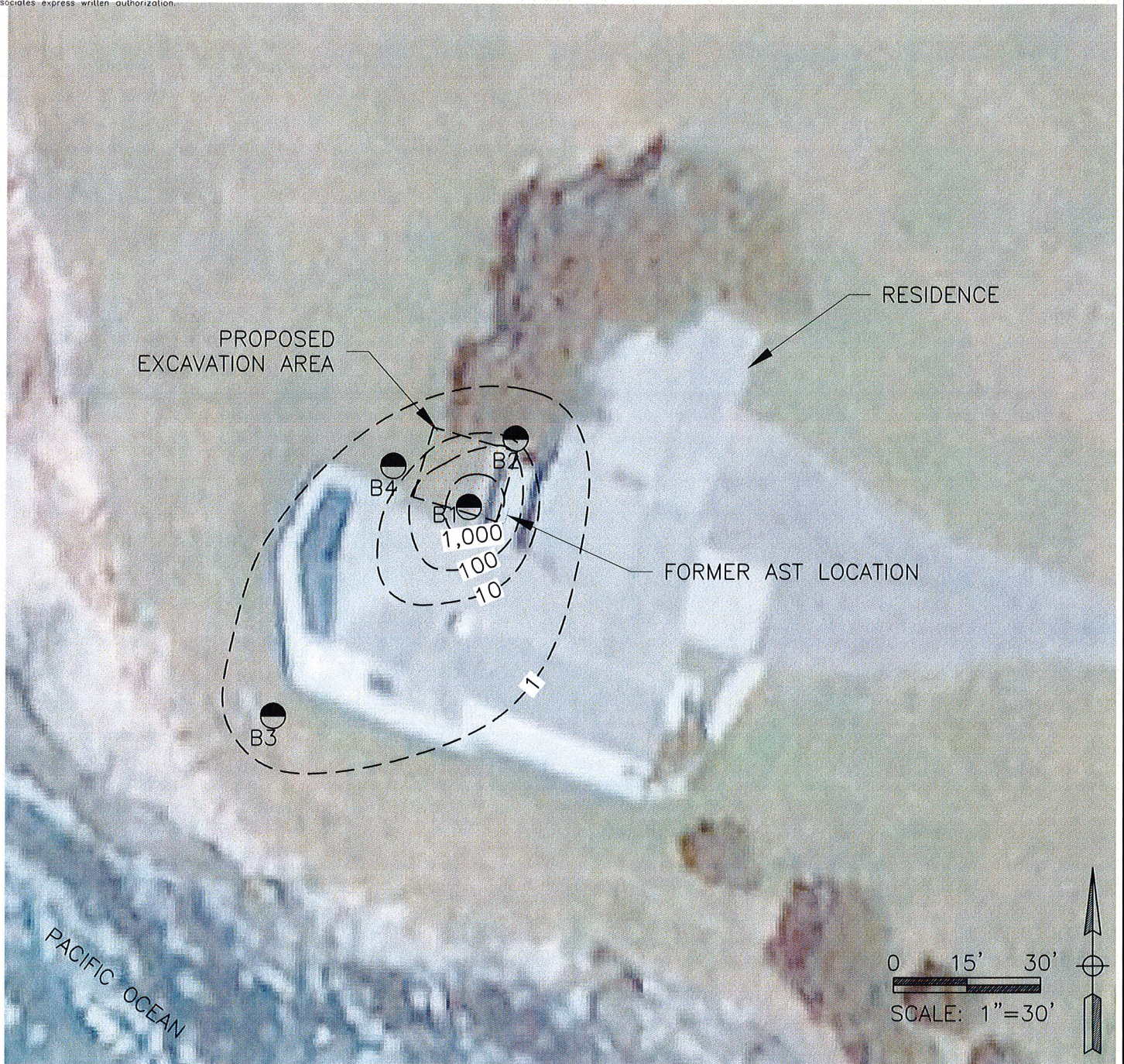
FIGURE

2


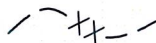


JOB NO.

8337.00

REUSE OF DOCUMENTS: This document and the ideas and design incorporated herein, as an instrument of professional service, is the property of LACO Associates and shall not be reused in whole or part for any other project without LACO Associates' express written authorization.



LEGEND

-  PREVIOUS SOIL BORING
-  ISOCONCENTRATION LINE (TPHd IN SOIL Mg/Kg)
-  PROPOSED EXCAVATION AREA
-  FORMER AST LOCATION

NOTE:

- ALL LOCATIONS ARE APPROXIMATE
- IMAGE SHOWN IS FROM 2015 BING
- TARGET CLEAN UP LEVEL FOR TPHd IS 230 Mg/Kg (SFRWQCB, 2016)