



Department of Toxic Substances Control



Alan C. Lloyd, Ph.D.
Agency Secretary
Cal/EPA

700 Heinz Avenue, Suite 200
Berkeley, California 94710-2721

Arnold Schwarzenegger
Governor

October 7, 2005

Mr. Stanley Borello
Cochrane Road Farms
2280 Cochrane Road
Morgan Hill, California 95037

Dear Mr. Borello:

The Department of Toxic Substances Control (DTSC) has reviewed the Closure Report for Bio-Remediation Activities at Borello Property, dated August 22, 2005, Morgan Hill, California. DTSC finds that all the elements of the approved Final Removal Action Workplan for the contaminated soil remediation have been completed and hereby approves the Closure Report.

On October 7, 2005, DTSC certified completion of cleanup activities at the Borello Property; a copy of the Removal Action Certification Form is enclosed for your files. Should there be any questions, please call Jacinto Soto at (510) 540-3842.

Sincerely,

Barbara J. Cook, P.E., Chief
Northern California
Coastal Cleanup Operations Branch


Enclosure

cc: Mr. Robert D. Campbell

**REMOVAL ACTION CERTIFICATION
BORELLO PROPERTY
COCHRAN/PEET ROADS
MORGAN HILL, SANTA CLARA COUNTY, CALIFORNIA**

1. **Certification of Remedial or Removal Action:**

I hereby certify that the following information is true and correct to the best of my knowledge.



Regional Project Manager

09/22/2005
Date



Regional Site Mitigation Unit Chief

09/22/05
Date



Regional Site Mitigation Branch Chief

10/2/05
Date

2. **Certification Statement:** Based upon the information which is currently and actually known to the Department of Toxic Substances Control (DTSC),

DTSC has determined that all appropriate response actions have been completed, that all acceptable engineering practices were implemented and that no further removal/remedial action is necessary.

DTSC has determined, based upon a remedial investigation or site characterization that the site poses no significant threat to public health, welfare or the environment and therefore implementation of removal/remedial measures is not necessary.

DTSC has determined that all appropriate removal/remedial actions have been completed and that all acceptable engineering practices were implemented; however, the site requires ongoing operation and maintenance (O&M) and monitoring efforts. The site will be deleted from the "active" site list following (1) a trial operation and maintenance period and (2) execution of a formal written settlement between DTSC and the responsible parties, if appropriate. However, the site will be placed on DTSC's list of sites undergoing O&M to ensure proper monitoring of long-term clean-up efforts.

3. Site Name and Location:

Bilo Property
Cochran and Peet Roads
Morgan Hill, Santa Clara County, California 95037

A. List any other names that have been used to identify sites:

B. Address of site if different from above:

C. Assessor's Parcel Numbers: 728-34-3

4. Responsible Party:

Cochran Road Farms
P.O. Box 2107
Morgan Hill, California 95038

Relationship to Site: Current Property Owner

5. Brief Description and History of the Site:

Physical Description. The Borello Property (Site) is a 14-acre vacant lot with no buildings, which was recently zoned for residential use. The Site is in a mainly agricultural area in the eastern portion of Morgan Hill. The Site fronts Peet Road near Cochran Road. The local topography is approximately 410 feet above mean sea level (msl) on the eastern portion of the Site, and slopes down to 400 feet above msl on the western portion of the Site. Coyote Creek is located immediately north of the Site, across Cochran Road, and flows toward the northwest. Drainage at the Site appears to be toward the west-southwest, along local topography.

Site History. The Site has been used for agricultural purposes for more than 40 years. Recent soil sampling analytical results showed organochlorine pesticides have impacted the surface soil across the entire Site.

6. Type of Site:

Is the Site included in the Bond Expenditure Plan?

Yes ___ No x

RCRA-Permitted Facility	___	Bond-funded	___
RCRA Facility Closure	___	RP-Funded	___
NPL	___	Federal Facility	___

Other (i.e. walk-in) Explain Briefly:

Voluntary Cleanup Agreement (VCA) to investigate and cleanup the Site.

7. **Size of the Site:**

Small Medium Large Extra-Large

8. **Dates of Remedial Action:**

a. Initiated: June 2005 b. Completed: August 2005

9. **Response Action Taken on Site: (check appropriate action)**

Initial removal or Remedial Action (site inspection/sampling)

Final Removal Action

RCRA enforcement/closure action

No action, further investigation verified that no clean-up action at the site was need.

A. Type of Removal Action: (e.g. excavation and disposal, on-site treatment, etc.)

The project involved bioremediation of the dieldrin- and toxaphene-impacted soil to residential cleanup levels by amending the top 18-inches of soil at the Site. Based on results of an onsite treatability study, gene expression factor (GEF) and approximately three tons of cow manure, one ton of lime, 4,200 gallons of 34-0-0 fertilizer were mixed into the impacted soil to enhance bacterial growth. About one month after the soil amendments were added, the GEF was evenly spread over the entire property and mixed to a depth of approximately 18-inches. The property was irrigated at least four-time a week. After the GEF has been in the soil for approximately one month, soil samples were collected to confirm that the remaining soil dieldrin and toxaphene concentrations were below the cleanup levels. Analytical results reported a dieldrin concentration, in only one soil sample, above the site-specific cleanup goal of 25 micrograms per kilogram ($\mu\text{g}/\text{Kg}$). The site averaged dieldrin concentration at 0.5-foot is $3.54 \mu\text{g}/\text{Kg}$, well below the Site residential cleanup level. Also analytical results reported a concentration of toxaphene at $130 \mu\text{g}/\text{Kg}$, which is below the residential cleanup level of $400 \mu\text{g}/\text{Kg}$. Bacterial populations within the soil at the subject site are within background levels. The total estimated quantity of pesticide-impacted soil that was bioremediated is approximately 14,200 cubic yards or 10,500 tons. Groundwater underneath the Site has not been impacted. The total area

remediated to residential standards is approximately 14 acres.

B. Estimated quantity of waste associated with the site (i.e., tons/gallons/cubic yards) which was:

- 1. treated amount: 14,200 cubic yards
- 2. untreated (capped sites) amount:
- 3. removed amount:

10. Cleanup Levels/Standards:

- a. What were the cleanup standards established by DTSC pursuant to the final remedial action plan (RAP) or workplan (if cleanup occurred as the result of removal action (RA) or interim remedial measures (IRM) prior to development of a RAP?

Toxaphene 400 µg/Kg for residential land use

Dieldrin 25 µg/Kg for residential land use

- b. Were the specified cleanup standards met? yes no
- c. If "no", why not:

11. DTSC Involvement in the Removal Action:

- A. Did the Department order the Removal Action?**
Yes No Date of Order June 1, 2004 (VCA)

- B. Did the Department review and approve (check appropriate action and indicate date of review/approval, if done):**

Sampling Analysis Procedures Date March 2004

Health & Safety Protection Date June 2005

Removal/Disposal Procedures Date June 2005

Removal Action Workplan Date June 2005

- C. If site was abated by responsible party, did the Department receive a signed statement from a licensed professional on all Remedial Actions?**

Design and Construction Specifications Date June 2005

Post Construction Date August 2005

D. Did a registered engineer or geologist verify that acceptable engineering practices were implemented?

Yes No Name: Robert D. Campbell

E. Did the Department confirm completion of all Removal Action?

Yes No Date August 2005

F. Did the Department (directly or through a contractor) actually perform the Removal Action?

Yes No Name of Contractor _____

G. Was there a community relations plan in place?

Yes No

H. Was a removal action plan developed for this site?

Yes No

I. Did DTSC hold a public meeting regarding the draft RAW?

Yes No

J. Were public comments addressed?

Yes No

Date of DTSC analysis/response June 2005

K. Are all of the facts cited above adequately documented in the DTSC files?

Yes No

If no, identify areas where documentation is lacking _____

12. EPA Involvement in the Removal Action;

A. Was EPA involved in the site cleanup?

Yes ___ No x

B. If yes, did EPA concur with all removal actions?

Yes ___ No ___

C. EPA comments

EPA staff involved in cleanup: (name, title, address, and phone number)

13. Other Regulatory Agency Involvement in the Cleanup Action:

Agency:

Activity:

RWQCB

AQMD

CHP

Caltrans

Other

Name of contact persons and agency: _____

14. Post Closure Activity:

**A. Will there be post-closure activities at this site?
(e.g. Operation and Maintenance)**

Yes ___ No x

If yes, describe:

B. Have post-closure plans been prepared and approved by the Department?

Yes ___ No x

C. What is the estimated duration of post-closure (including Operation and Maintenance) activities?

___ years.

D. Are deed restriction proposed or in place?

Yes ___ No x

If "yes", have deed restrictions been recorded with the County recorder?

Yes ___ No ___

If "no", who is responsible for assuring that the deed restrictions are recorded?

Who is the Division contact? Jacinto Soto/(510) 540-3842
name/phone and number

E. Has cost recovery been initiated?

Yes x No

If "yes", amount received \$ 9,017.77 of DTSC costs.

F. Were local planning agencies notified of the cleanup action?

Yes ___ No x

If "yes", the name and address of the agency:

15. **Expenditure of Funds and Sources:**
(Information to be supplied by Toxic Account Unit.)

funding source and amount expended:

___ HWCA	\$ ___	___ HSA	\$
___ HSCF	\$ ___	___ RCRA	\$
<u>x</u> RP	\$ ___	___ Other	\$
___ Federal Cooperation Agreement			\$