

## Environmental Assessment Newsletter

### IN THIS ISSUE

- **ERAS New Vapor and Soil Sampling Capabilities**
- **ERAS Obtains Low Threat Solvent Case Closure**
- **Environmental Regulatory Based Phase 2 Projects**
- **ERAS Expanded Service Areas**

### ERAS New Vapor and Soil Sampling Capabilities

**Key Conclusions:** ERAS has acquired drilling and sampling equipment that enables Phase 2 vapor and shallow soil sampling. These new capabilities enable us to do faster, less expensive sampling projects saving our clients time and money.



ERAS now has powered drilling and sampling equipment that enables us to collect soil gas (aka soil vapor) samples and shallow soil samples for laboratory analysis. The equipment includes drilling equipment and drilling rods that allow for driving of drill rods to depths of up to 10 feet for sampling depending on subsurface conditions.

The equipment vastly improves the capabilities to sample beneath concrete and also penetrate base rock and hard soils that were previously difficult to impossible to sample using older hand sampling equipment. The equipment allows many sites to be investigated without subcontracting a drilling contractor resulting in significant savings in time and

money. *Please contact us for a quotation if these sampling services are required.*

### ERAS Obtains Low Threat Solvent Case Closures

**Key Conclusion:** ERAS has been using low threat case closure procedures to close leak cases. A solvent leak case in Sunnyvale has been approved for low threat solvent case closure after remediation, groundwater monitoring and risk assessment by ERAS. Other sites currently being closed by ERAS using low threat solvent case closure are in Richmond, Oakland and Milpitas. These closures will allow for bank financing of these additional properties.

The Regional Water Quality Control Board (RWQCB) has implemented this policy (Low Threat Solvent Case Closure) to close leak sites that do not pose a risk human health and safety and the environment. The low-threat closure involves closing the site before beneficial uses of groundwater are fully restored. This action only makes sense if a conclusion is reached that cleanup standards can be met under natural conditions within a reasonable timeframe, following completion of cleanup and monitoring. In that sense, it can be thought of as a next step following either additional cleanup or groundwater monitoring.

The low threat solvent case closure being completed by ERAS on Wolfe Road in Sunnyvale will require proper abandonment of twelve groundwater monitoring wells on-site and off-site. In addition, the case closure, for this and other sites, require the following documents to be filed.

- 1) Deed Restriction
- 2) Site Management Plan (SMP)
- 3) Case Closure Summary

The case closure will restrict the use of the Property to the current commercial uses summarized in the Deed Restriction. If the use of the Property is changed, additional investigation and/or remediation would likely be required. If subsurface work will impact the subsurface in the area of contamination, precautions are necessary to protect workers as detailed in the SMP.

ERAS has closed or is in the process of obtaining low threat solvent case closure for sites on Wright Avenue in Richmond (RWQCB), Hegenberger Road in Oakland (Alameda County Health Department) and Landess Avenue in Milpitas (Santa Clara County Health Department). Please contact ERAS if we can assist you with any aspect of case closure or to serve your Phase 2 investigation needs.



Remediation at Wolfe Road

## **Environmental Regulatory Based Phase 2 Projects**

The requirements for Phase 2 subsurface investigation are strongly based on environmental regulations that ultimately were sourced by the Environmental Protection Agency (EPA). In addition Phase 2 projects in California are required to be overseen and certified by a Registered Professional Geologist who takes an oath for protection of the public.

**Phase 2 investigations both for due diligence purposes and for leak sites being overseen by an agency require the same level of justification.** This includes a specific scope of work presented either as a work plan or in a proposal. As required by law, locations of samples and the contaminants of concern with specific standard testing protocols.

The reason this is so important is that also by law, if contamination is detected at a site, it must be reported by the owner within 30 days. The investigation must therefore follow the letter and the intent of the law. It should also contain proper justification for its scope that will pass later regulatory scrutiny.

## **ERAS Expanded Service Areas**

ERAS has expanded its project capabilities area to Sacramento and Portland. ERAS has previously performed Phase 1 and Phase 2 projects in the Greater Sacramento Area but with an employee based there, we can respond faster to our client's inquiries. This also greatly increases our "neighborhood range" to the north and east.

We also have hired an assessor to perform work in the Portland, Oregon area. ERAS is in process of building broker and lending institution clients in the Pacific Northwest which can be served from this office. Please contact ERAS if we can serve your needs in these areas.

*If you have any questions regarding the information in this newsletter, ERAS services, or if you have a subject you would like to read about in a future newsletter, please call David Siegel at 510.247.9885 (ex. 304) or send us email at [info@eras.biz](mailto:info@eras.biz)*