

# Board Meeting Information

**To:** Board of Trustees  
**From:** Eddie Lucchesi, Manager  
**CC:** Chris Eley, Legal Counsel  
**Date:** 3/10/2015  
**Re:** March 2015 BOT Meeting, Agenda Item 5

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**5. STATUS ON SALE OF SURPLUS DISTRICT PROPERTY, 200 N BECKMAN RD, LODI, CA**  
Report on progress as it pertains to sale of property.

Jim Martin, District real estate broker (Lee & Associates), will brief the Board on the most recent progress regarding sale of the property. Since the February BOT meeting, the District has been working with Jim regarding the Phase I ESA report prepared by Neil O. Anderson and Associates. The Buyer's lending institution presented several inquiries to Mr. Martin relevant to the report. In response to these inquiries, the District worked with San Joaquin County Environmental Health Department and the State's Central Valley Regional Water Quality Control Board (CVRWQCB) regarding clarification relevant to the report. Subsequently, the District received supportive documentation from the CVRWQCB regarding the information in question and that information was provided to the buyer's lending institution.

Based on the additional timeframe to reach clarification on the ESA report, the Board may want to consider extending the existing escrow time period to the buyer. Supportive information from Staff, District's legal counsel, and District's real estate broker will be provided for the Board's consideration.

(Attachment)

This item requires Board Action

# PUBLIC HEALTH SERVICES

SAN JOAQUIN COUNTY  
ENVIRONMENTAL HEALTH DIVISION

Karen Furst, M.D., M.P.H., Health Officer  
304 East Weber Avenue, Third Floor • Stockton, CA 95202  
209/468-3420



# COPY

APR 07 1998

JOHN STROH  
SAN JOAQUIN COUNTY  
MOSQUITO AND VECTOR CONTROL DIST  
7759 S AIRPORT WY  
STOCKTON CA 95206

RE: SAN JOAQUIN COUNTY  
MOSQUITO AND VECTOR CONTROL DISTRICT  
200 N BECKMAN ROAD  
LODI CA

SITE CODE: 1849

Dear Mr. Stroh,

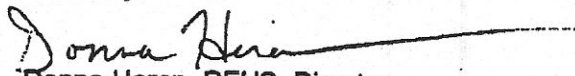
This letter confirms the completion of a site investigation and remedial action for the underground storage tank(s) formerly located at the above-described location. Thank you for your cooperation throughout this investigation. Your willingness and promptness in responding to our inquiries concerning the former underground storage tank(s) are greatly appreciated.

Based on information in the above-referenced file and with the provision that the information provided to this agency was accurate and representative of site conditions, no further action related to the underground tank release is required.

This notice is issued pursuant to a regulation contained in Section 2721(e) of Title 23 of the California Code of Regulations.

Please contact our office if you have any questions regarding this matter.

Sincerely,

  
Donna Heran, REHS, Director  
Environmental Health Division

cc: SWRCB, Cleanup Fund - Dave Deaner  
CVRWQCB - Pat Anderson  
Other Responsible Party(ies):  
NONE

(RAC/REPA - 02/06/97 - CE Changed 09/30/97)



**CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD  
CENTRAL VALLEY REGION**

3443 Rortier Road, Suite A  
Sacramento, CA 95827-3098  
Phone (916) 255-3000  
FAX (916) 255-3015

Cal/EPA



Pete Wilson, Governor

97 JUL 11 PM 12:57  
ENVIRONMENTAL HEALTH  
SERVICE

8 July 1997

Ms. Margaret Lagorio  
San Joaquin County Environmental Health Division  
304 E. Weber Avenue, Third Floor  
Stockton, CA 95201-0388

***NO FURTHER ACTION REQUIRED CONCURRENCE, UNDERGROUND STORAGE TANKS,  
SAN JOAQUIN COUNTY***

This letter confirms the completion of site investigation and remedial action for the following underground tank facilities in San Joaquin County.

<u>Facility</u>	<u>Street Address</u>	<u>City</u>
San Joaquin County Mosquito and Vector Control District	200 North Beckman	Lodi
Wheel Country	474 Grant Line Road	Tracy
Federal Building	401 North San Joaquin Street	Stockton
Swift Transportation	781 Swift Way	Stockton
Cal West Concrete	1153 Vanderbilt	Manteca

Based upon the available information in our files and with the provision that the information provided to this agency is accurate and representative of site conditions, no further action related to the underground storage tank release is required for the above facilities.

If you have any questions, please call James Brathovde at (916) 255-3137.

J. LAWRENCE PEARSON  
Supervising Engineer

Enclosures

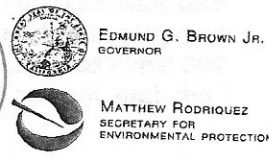
cc: Ms. Annabel Mackey, Cleanup Fund, State Water Resources Control Board, Sacramento



*Our mission is to preserve and enhance the quality of California's water resources, and ensure their proper allocation and efficient use for the benefit of present and future generations.*



Prudent Investor Rule



Central Valley Regional Water Quality Control Board

9 March 2015

Edward Lucchesi, Manager  
San Joaquin County Mosquito and Vector Control District  
7759 South Airport Way  
Stockton, CA 95206

RECEIVED  
MAR 09 2015

Thurs  
→ Monday  
Quick turn around

BY: \_\_\_\_\_  
Disc. Can't now become carriers of the loan

NO ACTION REQUIRED AT 200 NORTH BECKMAN ROAD, LODI, CALIFORNIA

In a phone conversation and follow up email on 4 March 2015, Mr. Edward Lucchesi requested clarification of the potential liability for the San Joaquin County Mosquito and Vector Control District due to groundwater pollution underlying a property it owns at 200 North Beckman Road in Lodi.

I understand San Joaquin County Mosquito and Vector Control District (District) intends to sell the approximately 1 acre parcel in Lodi near the corner of Victor Road and Beckman Road. This property is situated between two former leaking underground tank sites; at 880 Victor Road and 845 Pine Street, that have known petroleum fuel releases resulting from active and historic service stations. The property owned by the District also had a fuel release in August 1986. All three cases received regulatory closure by the San Joaquin County Environmental Health Department. Fuel constituents, including the fuel additive MTBE, were present in the soil and groundwater beneath 880 Victor Road, 845 Pine Street, and 200 North Beckman Road (Closure Letter attached) at this time of closure, as a result of past underground storage tank leaks.

The District conducted a soil and groundwater investigation at the 200 North Beckman Road property in September 2003. Petroleum hydrocarbons were not detected in groundwater under the former USTs at 200 Beckman Road. Soil boring results identified petroleum impacts in soil from 30' below ground surface (bgs) to 40' bgs underlying the former tanks on the District's property. At 30' bgs, petroleum hydrocarbons were detected at 1,900 milligrams per kilogram (mg/kg). Petroleum hydrocarbons were not detected in soil at 50' bgs. Depth to water varied from 55' bgs to 60' bgs. Groundwater monitoring at 200 North Beckman Road property did not show evidence of impacts downgradient of the former tanks on the District property after 25 years of the USTs being removed.

At this time the Regional Board has no intention of pursuing the current or future property owners of this property as a Responsible Party for additional investigation or cleanup. Further, it is not the intentions of the Regional Board to restrict or inhibit the development or business activity on this property. An owner of property overlying groundwater pollution from an off-site source is unlikely to be held responsible by the Regional Board for that pollution except for purposes of access or unless activities on the property exacerbate or contribute to groundwater pollution.

Manna: What We Do  
It's what we do  
[we, the District, can play the bank]  
up to good additional

Union Bank hang-up

Add. Escrow Time?

KARL E. LONGLEY SCD, P.E., CHAIR | PAMELA C. CREEDON P.E., BCEE, EXECUTIVE OFFICER

11020 Sun Center Drive #200, Rancho Cordova, CA 95670 | www.waterboards.ca.gov/centralvalley

"Safe star"

Buyer's but some environ. stumbling blocks

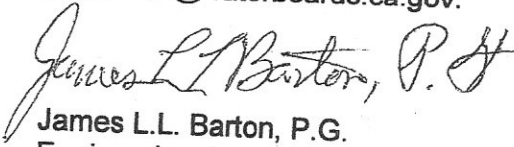
San Joaquin County  
Mosquito and Vector Control District  
200 North Beckman Road  
Lodi, San Joaquin County

- 2 -

9 March 2015

So long as the owner does not exacerbate the existing pollution, does not cause or permit a new discharge that commingles with the existing pollution, and provides reasonable access, the Central Valley Water Board would not find or hold the owner responsible for cleanup of the groundwater pollution.

If you have any further questions, please call me at (916) 464-4615 or email me at [jim.barton@waterboards.ca.gov](mailto:jim.barton@waterboards.ca.gov).

  
James L.L. Barton, P.G.  
Engineering Geologist

Attachment: San Joaquin County Environmental Health Department Closure Letter for  
200 North Beckman Road

cc: Nuel Henderson, San Joaquin County Environmental Health Department, Stockton