



CITY OF SIMI VALLEY

Home of The Ronald Reagan Presidential Library

September 20, 2007

Mr. Larry Walker
Larry Walker Associates
707 4th Street, Suite 200
Davis, CA 95616

Dear Larry,

As we discussed, I am sending the "Laboratory Analytical Results for Surface Water and Surface Soil Samples Collected from the Proposed Runkle Canyon Development" performed by Tetra Tech and a report by Geocon Consultants, Inc. providing results of a July 2, 2007 Surface Water and Soil Sampling event at Runkle Canyon.

Background

The Simi Valley City Council approved a housing development proposal and corresponding EIR for Runkle Canyon in 2004. Last summer, a group of residents alleged that the Runkle Canyon property poses a public health risk. The City Council requested the developer, KB Home, delay any grading of the property for housing development pending a review of the residents' claims. One of the issues raised by the residents was that surface water on the property was "caustic" and presents a risk to the public who may come into contact with it. The residents further hired a laboratory to take water and soil samples and test the samples for Title 22 metals.

The City also coordinated a sampling event, engaging the services of Tetra Tech to oversee the collection of water and soil samples from the same locations tested by the residents, to review and interpret the results of laboratory analyses for Title 22 metals, and to advise the City as to any public health and safety threat. KB Home was present at the sampling event and had its consultant, Geocon Consultants, Inc., sample and test the locations as well.

Request

City staff will be reporting to the City Council in the near future with recommendations as to whether the Runkle Canyon housing development should proceed or another course of action should be taken. In that the Tetra Tech report may not clearly present conclusions as to whether the project is or is not safe to proceed, I am requesting your review of the information and expert opinion in addressing the following:

- 1) Is the fact that the water in the stream does not meet drinking water standards (or may otherwise exceed certain water quality standards) a factor that should determine whether the development should be entitled to move forward? I would appreciate having an explanation of the relation of the MUN designation for certain water bodies to approval decisions for development projects;
- 2) Do the findings from the sampling event indicate that a hazardous condition exists that would need to be addressed before a housing development may proceed, and if so, how may this issue appropriately be addressed;
- 3) Do the test results indicate that contact with the water and/or soil presents a risk to the public;
- 4) Is there any action the City is obligated to take (e.g., reporting to regulatory agencies) in view of the test results.

Thank you for your assistance with this matter. We hope to be able to provide a report to the City Council on October 8; as such, your response by October 1 would be appreciated. If this timeframe presents a problem for you, please call me at (805) 583-6701 at your earliest convenience.

Sincerely,



Laura Behjan
Assistant City Manager

enclosure