
North Coast Regional Water Quality Control Board

December 29, 2016

Mr. Jim Leddy
Sonoma County Community
Development Commission
1440 Guerneville Road
Santa Rosa, CA 95403
Jim.Leddy@sonoma-county.org

Ms. Kirsten Larsen
Sonoma County Community
Development Commission
1440 Guerneville Road
Santa Rosa, CA 95403
Kirsten.Larsen@sonoma-county.org

Dear Mr. Leddy and Ms. Larsen:

Subject: Path Forward to Redevelopment, Roseland Village Neighborhood Center Project

Sites: Roseland Cleaners, 761 Sebastopol Road, Santa Rosa, Case 1NSR403
Baugh Wilson Enterprise, 805 Sebastopol Road, Santa Rosa, Case 1TS0231

We appreciate the time and effort that all meeting attendees put forth on June 22, 2016 to prepare for and participate in the planning for the future regarding clean-up and reuse of the sites referenced above as part of the Roseland Village Neighborhood Center project. A copy of the agenda is included in this letter.

The project team made forward progress on potential additional Site cleanup and reuse. We developed a Path to Closure for the cleanup cases and the proposed development by MidPen Housing.

For the Baugh, Wilson Enterprise site, Regional Water Board staff reviewed data with Harris and Lee Environmental staff. Harris and Lee subsequently submitted a case closure review report. Regional Water Board staff concur that this site meets the closure criteria of the State Water Resources Control Board's "Low-Threat Underground Storage Tank Case Closure Policy." A public notice for our proposed case closure has been issued.

From our discussion of the Roseland Cleaners case and the Roseland Village Neighborhood Center Project, here is our understanding of the path forward:

- Perform groundwater monitoring semi-annually using six of the existing monitoring wells (MW-1, MW-2, MW-3, MW-6, MW-1D, MW-2D, and MW-3D) in September and March of each year through September 2018.
- As per our discussions, Harris and Lee submitted a sensitive receptor survey and Regional Water Board staff are currently reviewing.
- Also as per our discussions, Harris and Lee conducted a shallow soil and soil gas sampling effort and submitted an August 19, 2016, report of that work. Regional Water Board staff concurs with the conclusions provided in the report that the site is suitable for ground floor residential use prior to site remediation, provided the future development takes into consideration the potential for vapor intrusion of PCE into future buildings above and near the PCE groundwater plume. Because soil vapor concentrations exceeded screening levels in portions of the site (See Figure 1), adequate engineering and administrative controls (e.g., vapor intrusion mitigation system) to prevent soil vapor migration into buildings will be required both for future residential and commercial uses at locations where concentrations exceed applicable screening levels. Any designs for engineered controls would need to be submitted to us before the plans are finalized.

The results from shallow soil sampling do not exceed human health screening levels for direct contact, including those for worker health and safety. These results indicate the remaining concentrations of PCE in shallow soils near the former dry cleaner do not present a direct contact risk to human health. Nonetheless, to address unanticipated conditions, a soil and groundwater management plan for the construction work is required.

- Prepare a site assessment plan consistent with the requirement of Health and Safety Code §25395.94(b) and (c) to address the horizontal and vertical extent of soil gas and groundwater contamination and complete a conceptual site model. Prior site assessment has fully delineated and characterized conditions within the soil matrix
- Prepare an environmental response plan consistent with Health and Safety Code §25395.96(a) for the contamination.
- Develop a public participation plan.

As discussed above, the Regional Water Board staff expects that the development will be able to proceed before the cleanup work for the Roseland Cleaners case is completed. This presumes that the potential for human health risk to future occupants and users has been sufficiently assessed (i.e., the extent of the soil gas and groundwater plumes have been delineated) and any necessary administrative and engineering controls are implemented during and after the development to mitigate potential exposures, until soil gas and

groundwater concentration are determined by the Regional Water Board to be below applicable health based screening goals.

Please contact me at (707) 576-2802 or at Robert.Dickerson@waterboards.ca.gov if you have questions.

Sincerely

Robert B. Dickerson
Engineering Geologist

161229_RBD_er_Roseland Village Path to Closure final

cc: Mr. Brett Hunter, Chevron Environmental Management Company,
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Agenda

Roseland Village - Case Review and Path to Closure Discussion
June 22, 2016, 0900 to 1100 Hours
North Coast Regional Water Quality Control Board
5550 Skylane Boulevard, Suite A, Redwood Room
Santa Rosa, CA

Introductions

0900-0910

1. Interested Parties

- a. RWQCB Cleanups Unit, Craig Hunt and Robert Dickerson
- b. RWQCB Stormwater, Collen Hunt
- c. Sonoma County Community Development Commission, Jim Leddy and Kirsten Larsen
- d. Harris & Lee Environmental Sciences, LLC, Cheri Page and Walter Beach
- e. MidPenn, Roseland Village Developer, Scott Johnson and Markus Niebanck, (Attending 1030-1100)
- f. Others

Discussion Topics

0911- 1030

- 1. RWQCB Cleanups Cases (<http://geotracker.waterboards.ca.gov/>)
 - a. Baugh, Wilson, 1TSO231 which is included in the Sebastopol Road Commingled Plume Group (SRCPG), 1TSR394
 - i. Primary Responsible Parties (RPs)
 - 1. Baugh Trust
 - 2. ChevronTexaco
 - 3. Tosco
 - 4. ConocoPhillips
 - ii. Secondary RPs
 - 1. County of Sonoma
 - iii. RWQCB Directives
 - b. Roseland Cleaners 1NSR403
 - i. RWQCB Directives
 - 2. RWQCB Directives (Action Items and Schedule) for Cases
 - i. Baugh, Wilson/SRCPG
 - 1. Baugh Wilson Low Threat Closure Evaluation
 - 2. See Review Summary Report in GeoTracker for Recommendations
 - ii. Roseland Cleaners
 - 1. Monitoring and Reporting
 - 2. SRS
 - a. Coordinate with Sebastopol Road Commingled Plume Group?
 - b. Regional Board Roseland Area Map
 - 3. Soil Vapor Exposure Assessment
 - 4. Path to Closure
 - a. CSM dynamic impediments
 - i. Soil and Groundwater Contamination Defined?
 - b. FS/RAP/CAP Residential vs. Commercial
 - i. Quantitative and Qualitative Closure Criteria
 - ii. Public Participation
3. MidPenn - Development Planning and Building Expectations

1031-1050

4. General Discussion
 - a. Develop Timeline and Implement Directives
 - b. All other?

1051-1055

5. Next Meeting and Adjourn

1056-1100

