
North Coast Regional Water Quality Control Board

TO: Craig Hunt
File

FROM: Janice Goebel

DATE: September 15, 2014

SUBJECT: Case Evaluation and Recommendation for Case Closure

FILE: Southern Pacific Transportation Company, 20 West Third Street,
Santa Rosa, Case No. 1TSR196 and 1NSR196

The site is located at 20 West Third Street in Santa Rosa as shown on Figures 1 and 2. The property has been a railroad freight depot and maintenance/fueling yard from the late 1800's through the 1960's. The site has been vacant and generally unused since the late 1960's. In 2008, the Sonoma Marin Area Rail Transit (SMART) was granted an option to purchase the site. As part of that transaction, an environmental assessment was conducted by SMART that identified additional areas needing investigation, including the removal of an underground storage tank. SMART is currently using this portion of the site for construction storage.

The site has had several soil and groundwater investigations beginning in 1987. An extensive cleanup of the site has also been conducted, and the site was closed for no further action in 2007. On January 16, 2009, the site was reopened based on the findings of two 550 underground storage tanks (USTs), and an area of soil and groundwater contamination near Boring SB-1.

In November of 2011, the USTs were removed and approximately 213 tons of soil excavated and transported off-site for disposal. In addition approximately 500 gallons of oily water from the base of the excavation was removed and transported off-site for disposal. The area near Boring SB-1 was also excavated. Approximately 758 tons of soil was excavated and disposed, and 1,500 gallons of water pumped and properly disposed.

Four groundwater monitoring wells have been installed at the site and sampled five times for diesel range organics (DRO) and motor oil range organics (MORO) with and without silica gel cleanup, and PAHs. No PAHs have been detected in groundwater at the method detection limits. DRO and MORO have been reported below the detection limit to a high of 340 ug/L for DRO and 210 ug/L for MORO without silica gel cleanup. With silica gel

cleanup, DRO and MORO have been detected in a range below the detection limit to 70 µg/L and 110 µg/L, respectively.

In summary, low levels of DRO and MORO have been detected in groundwater in one groundwater monitoring well. The site meets the Low Threat Closure Criteria for groundwater under No 1.5 which states: "The regulatory agency determines, based on an analysis of site specific conditions, that the site under current and reasonably anticipated near-term future scenarios, the contaminant plume poses a low threat to human health and safety and to the environment and water quality objectives will be achieved within a reasonable time frame".

In addition, the site is served by city water, and even though Santa Rosa Creek is 160 feet away from the site, the heavy end hydrocarbons are not migrating. A site located in between the rail yard and Santa Rosa Creek, (the Franchetti site located at 60 West Sixth Street, Santa Rosa) installed groundwater monitoring wells that did not detect petroleum hydrocarbons, and was subsequently closed.

Accordingly, I recommend that the site be noticed for 60 day public comment period proposing no further action at the site.