

Notice of Proposed Remedial Action  
for  
Old Dry Cleaners/Talmage Wood  
250 South Main Street, Sebastopol, CA 95472  
Case Number 1NSO540  
Sonoma County

Internet Posting Date: **June 20, 2023**  
End of Comment Period: **August 4, 2023**

This notice invites the public to review and comment on the pending decision to implement remedial action for volatile organic compounds, particularly tetrachloroethylene (PCE) contamination discharged at 250 South Main Street in Sebastopol, California. Remedial actions are proposed in the “Remedial Action Plan” (RAP) prepared by CSS Environmental Services, Inc., dated December 16, 2022. Unless new and significant information is submitted that indicates the proposed remedial action needs to be revised, North Coast Regional Water Board staff will concur with implementation of the RAP. [A copy of the RAP can be accessed here:](https://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0609793302) (https://geotracker.waterboards.ca.gov/profile\_report.asp?global\_id=T0609793302)

### **Problem Description**

The former Old Dry Cleaners site is located in a mixed commercial and residential area of central Sebastopol. The existing 3,800 square foot building was previously used for commercial dry-cleaning operations. The building has been used as a restaurant since 2016. Numerous investigations conducted since 1985 have delineated the extent of contamination and led to interim remedial actions to address contaminated soil, soil vapor and groundwater. The dissolved phase of PCE extends approximately 2,100 feet south southeast of the site and captured by City of Sebastopol municipal well number 4 (CW4). Groundwater from CW4 is treated through two vessels containing granulated activated carbon. PCE vapor intrusion to indoor air has also been identified.

### **Proposed Action**

The RAP screened numerous alternatives and selected the best remedial technology to address both the residual subsurface contamination and vapor intrusion contamination. The proposed remedial action for groundwater cleanup is groundwater extraction with wellhead treatment at CW4 and monitored natural attenuation. The proposed remedial action for vapor intrusion to indoor air is installation of a sub-slab depressurization system below the existing onsite building.

**The proposed remedial action will be approved without further notice unless significant public comment is received by August 4, 2023.** Please contact Cody Walker at (707) 576-2642 or [cody.walker@waterboards.ca.gov](mailto:cody.walker@waterboards.ca.gov) with any questions or comments regarding this project. You may also submit written comments to:

North Coast Regional Water Quality Control Board  
Attention: Cody Walker  
5550 Skylane Blvd, Suite A  
Santa Rosa, CA 95403

Regional Water Board site records comprise both a paper file and an electronic file. Beginning in 2005, select file material was uploaded to the State Water Resources Control Board's GeoTracker website and is not necessarily included in the paper file. All new file material after 2014 is retained only electronically.

[The GeoTracker records are available at:](https://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0609793302)

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