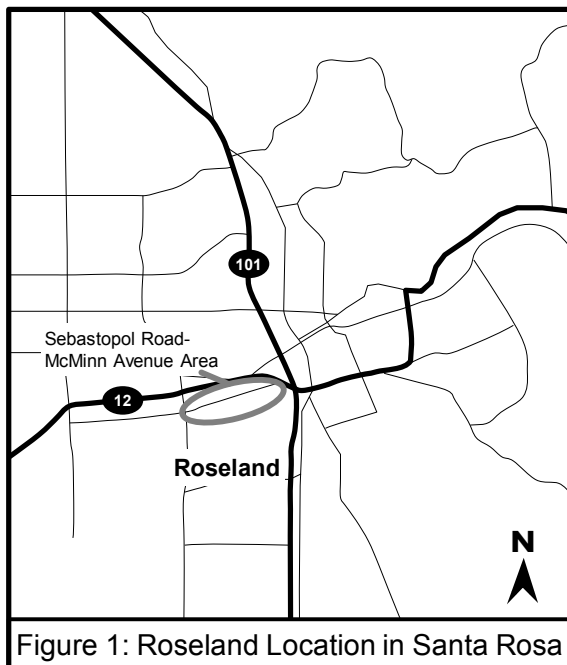


North Coast Regional Water Quality Control Board

**Fact Sheet**  
**Roseland Area – Sebastopol Road/McMinn Avenue**  
**Groundwater Contamination Update**  
**Santa Rosa, California, October 2015**

**Introduction**

The California Regional Water Quality Control Board, North Coast Region, (Regional Water Board) has prepared this fact sheet to inform interested community members of groundwater contamination investigation and cleanup efforts in the Roseland area of Santa Rosa, primarily in the Sebastopol Road/McMinn Avenue vicinity (Figure 1).



Gasoline, diesel, and chlorinated solvents from commercial and industrial facilities impacted groundwater in the Roseland area around Sebastopol Road near

McMinn Avenue. The Sebastopol Road/McMinn Avenue area consists of 49 groundwater cleanup sites of which a total of 34 have been sufficiently investigated and remediated and are now closed (see Figure 2 and the index that follows for the locations of these sites).

Currently, the Regional Water Board provides regulatory oversight of the groundwater investigation and remediation for the remaining 15 open cleanup sites.

Groundwater investigation work in the area was partially funded through the state Department of Toxic Substances Control’s “Superfund” thirty years ago, but this area ceased to be part of the state “Superfund” program in 1994.

**Historical Investigations**

Subsurface contamination in the area was first brought to the attention of the Regional Water Board and Sonoma County officials in 1981 as a result of several complaints of gasoline odors in well water. Samples of domestic well water collected in response to the complaints revealed various contaminants in drinking water wells and irrigation wells. Some wells contained gasoline, diesel, and chlorinated solvents.

These wells were located in the vicinity of McMinn Avenue, Roseland Avenue, Sebastopol Road, and near Dutton Avenue.

In 1984, the Regional Water Board determined that no specific source for the contamination could be readily identified, and both the County and the Regional Water Board requested that the Department of Toxic Substances Control (DTSC) add the site to the state "Superfund" list to assess the contamination and protect public health. DTSC added the site to the list in November 1985. This listing enabled DTSC to fund work on the site as no responsible parties had yet been identified.

In 1986, DTSC completed a preliminary investigation. Groundwater samples from 7 of the 38 private wells tested contained contaminants at levels above state safe drinking water standards (referred to as the Primary Maximum Contaminant Levels [MCL]). Some of the contaminants detected were tetrachloroethene (a former dry cleaning chlorinated solvent also known as perc or PCE), 1,2-dichloroethane, vinyl chloride, and benzene.

In 1988, DTSC installed 12 monitoring wells to further assess the extent of the contamination. Petroleum hydrocarbons (which include constituents of gasoline) were found in five monitoring wells, two of which produced liquid gasoline floating on the groundwater table. Chlorinated solvents were detected in two monitoring wells, one of which contained 1,2-dichloroethane and the other contained tetrachloroethene, trichloroethylene and 1,2-dichloroethene.

Based on preliminary investigation findings, the Regional Water Board, in cooperation with DTSC, began to identify suspected sources of the contamination and to require those responsible to begin assessment and cleanup of releases of petroleum hydrocarbons and solvents to the environment.

In March 1992, gasoline vapors were detected in sewers and businesses along Sebastopol Road. The County declared a local state of emergency on March 31, 1992, due to the buildup of potentially explosive vapors in the sewer system along Sebastopol Road between West Avenue and Roseland Avenue.

On March 26, 1992, the Regional Water Board issued an emergency Cleanup and Abatement Order to a gasoline service station that was leaking gasoline to a nearby sewer line. The leaking gasoline tanks and lines were removed, and a soil and groundwater remediation system was installed at the site. The sewer line near the site was lined to prevent infiltration of contaminated groundwater.

In late March and early April 1992, the County and the Regional Water Board conducted a comprehensive domestic well sampling effort in response to the state of emergency. Sixty-one domestic wells were sampled for gasoline, diesel, and Halogenated Volatile Organic Compounds (HVOCs, which include chlorinated solvents). Three of the 61 private wells tested positive for petroleum.

The Regional Water Board also requested assistance from the US EPA to aid in determining other potential contaminant source areas. From November 1992 through January 1993, the US EPA

conducted an extensive field investigation in the area. The investigation included the collection and analysis of 116 groundwater samples from 59 locations and identified several previously unknown properties as sources of petroleum hydrocarbon or solvent contamination. The investigation also concluded that the threat of a petroleum hydrocarbon or solvent release to Roseland Creek via contaminated shallow groundwater was minimal.

In 1994, DTSC transferred lead oversight responsibility of the Sebastopol Road/McMinn Avenue area (previously referred to as the McMinn Avenue site) to the Regional Water Board. DTSC also de-designated the area as a State “Superfund” site.

In 1997, the Regional Water Board collected samples of soil and groundwater from 24 locations in the vicinity of Roseland Elementary School to further determine the sources of contamination under the school. The work resulted in an agreement between three former and currently operating gasoline service stations to work cooperatively to complete the investigation and mitigate the petroleum hydrocarbon release. This work was partially funded through the State Water Resources Control Board Underground Storage Tank Fund.

From June through August 1998, Regional Water Board staff conducted an investigation of soil and groundwater contamination near the intersection of Sebastopol Road and West Avenue as part of a grant arrangement with the US EPA. The primary purpose of the investigation was to determine the source and mechanism of chlorinated solvent releases to the environment and to

sample private wells downgradient (southwest) of the intersection. Ninety-one groundwater samples and 27 soil samples were collected from soil borings.

In August and September 1998, the Regional Water Board and US EPA sampled a total of 64 private wells for chlorinated solvents and the gasoline additive MTBE (methyl tert-butyl ether). Approximately 15 of the 64 wells also were sampled for gasoline. Gasoline was not detected in any of the wells, but 17 of the 64 wells were found to be impacted by MTBE and eight by HVOCs.

In June 1999, the Regional Water Board sampled an additional 29 wells for HVOCs, MTBE, and arsenic. Twenty-two of the wells also were analyzed for gasoline. Neither gasoline nor arsenic was detected in any of the wells. Two wells were contaminated with MTBE and two wells were contaminated with HVOCs.

Based on the findings of investigations conducted in the late 1990s, the Regional Water Board, the County, and the South Park County Sanitation District entered into a cooperative agreement to develop a Roseland Plan of Action to investigate the source and extent of the chlorinated solvent contamination originating along Sebastopol Road near West Avenue. As part of this and other work, many of the properties with impacted domestic water wells were connected to municipal water supply.

In the early 2000s, the Roseland Plan of Action investigation work identified additional potential sources of chlorinated solvent contamination. Based on that information the Regional Water Board opened up new cleanup cases and required site investigations.

## **Current Activities**

The Regional Water Board continues groundwater investigation and cleanup oversight in the Roseland area through work on individual cases for properties identified as a source or a potential source of contamination.

In a November 2000 fact sheet, the Regional Water Board categorized the Sebastopol Road/McMinn Avenue area into three zones based on the type of contamination: Red for the main area of chlorinated solvent impacts, Yellow for the larger area of petroleum impacts, and Blue for the surrounding area. The Regional Water Board no longer uses these designations, and addresses the various groundwater impacts through oversight of individual cases.

Many of the cleanup cases successfully completed groundwater investigation and remediation and were closed. Of the 49 site cases opened in the Sebastopol Road/McMinn Avenue area, 34 have reached case closure. Work is on-going at the remaining 15 sites.

Groundwater contamination in the area has reduced significantly, through source removal, active remediation efforts at various sites, and natural attenuation processes (degradation and dilution of contaminants, for example).

## **Other Cleanup Sites in the Greater Roseland Area**

In addition to the 49 sites in the Sebastopol Road/McMinn Avenue area, there are an additional 22 sites to the south in the greater Roseland area (see Figure 3 and index that follows for

locations of these sites). Of these 22 sites, 19 have been sufficiently investigated and remediated and are now closed. Three remain open.

There were fewer sources of contamination in this area because historically there was less commercial and industrial activity.

Two of the remaining open cases are a former gas station and a former auto wrecker on Dutton Avenue near Hearn Avenue.

Oversight of the former gas station cleanup is by the Sonoma County Environmental Health Department, which oversees some of the underground storage tank cleanup cases in unincorporated Sonoma County.

The Regional Water Board oversees the cleanup at the former auto wrecker (2290 Dutton Avenue), where significant investigations and remedial actions have been performed. The Regional Water Board is working with the property owner so that appropriate redevelopment of the property can proceed.

The third open case is at the gasoline station on the southwest corner of Hearn Avenue and Corby Avenue, where active remediation of subsurface gasoline contamination continues under Regional Water Board oversight.

## **Redevelopment Work**

Regional Water Board staff routinely works with property owners and redevelopers to allow for redevelopment on open or closed cleanup cases or properties that have been impacted by

contaminated groundwater migration. For any redevelopment project where potential contamination exists, the Regional Water Board recommends the redeveloper enlist an environmental consultant to perform a Phase I environmental site assessment (also known as a US EPA All Appropriate Inquiries) in order to evaluate potential impacts at the site. In some cases, a Phase II environmental site assessment is also needed.

For closed cleanup sites, Regional Water Board staff will provide records and assist the environmental consultant evaluate our records. For open cleanup cases, Regional Water Board staff works with the environmental consultant for the cleanup project as well as the consultant for the redevelopment.

Health risk screenings and investigations may need to be performed, based on the type of proposed redevelopment. As long as the redevelopment project will not create health risk exposures and can be performed without impeding continued investigation and cleanup work, the project can proceed.

## **Existing Water Supply Wells**

Regional Water Board staff can provide information on domestic well sampling to residents and property owners with water supply wells upon request. If a supply well is within a contamination area and not already included in the monitoring program for the site, well sampling could become part of the ongoing investigation and remediation work.

## **For Additional Information**

Two maps and a list of cleanups sites are included in this fact sheet. Information on many of the cleanup sites is available on our Geotracker website at <http://geotracker.waterboards.ca.gov/> The site address can be used to look up the case from the Geotracker search screens.

Document submittals to Geotracker began in 2005, so older records are available only in paper files. The Regional Water Board records are available for review in our office at 5550 Skylane Boulevard, Suite A, Santa Rosa, California 95403. A file review appointment is recommended and can be made by calling our main number at (707) 576-2220.

Please feel free to contact the following Regional Water Board staff regarding this work:

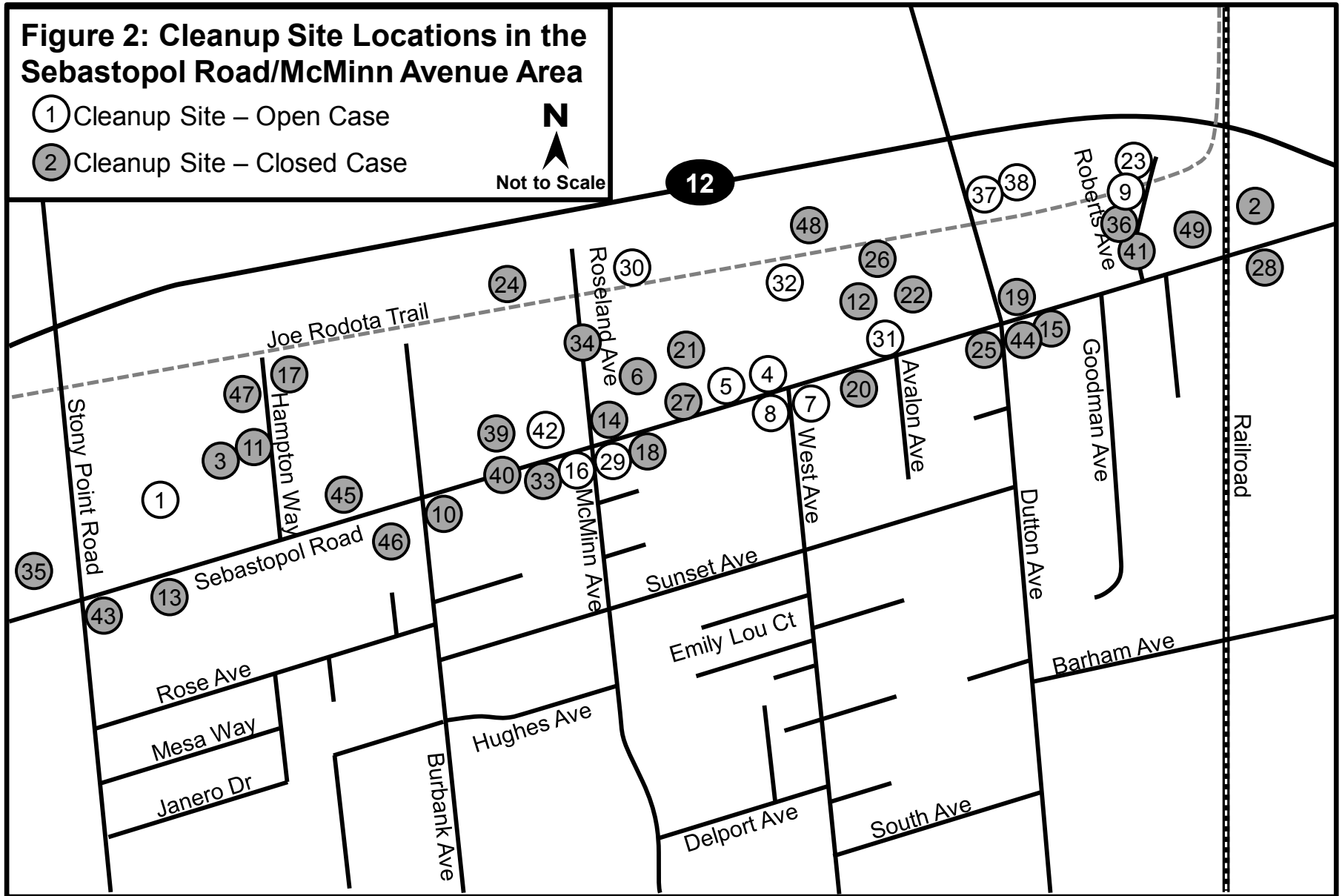
Robert B. Dickerson, (707) 576-2802  
[Robert.Dickerson@waterboards.ca.gov](mailto:Robert.Dickerson@waterboards.ca.gov)

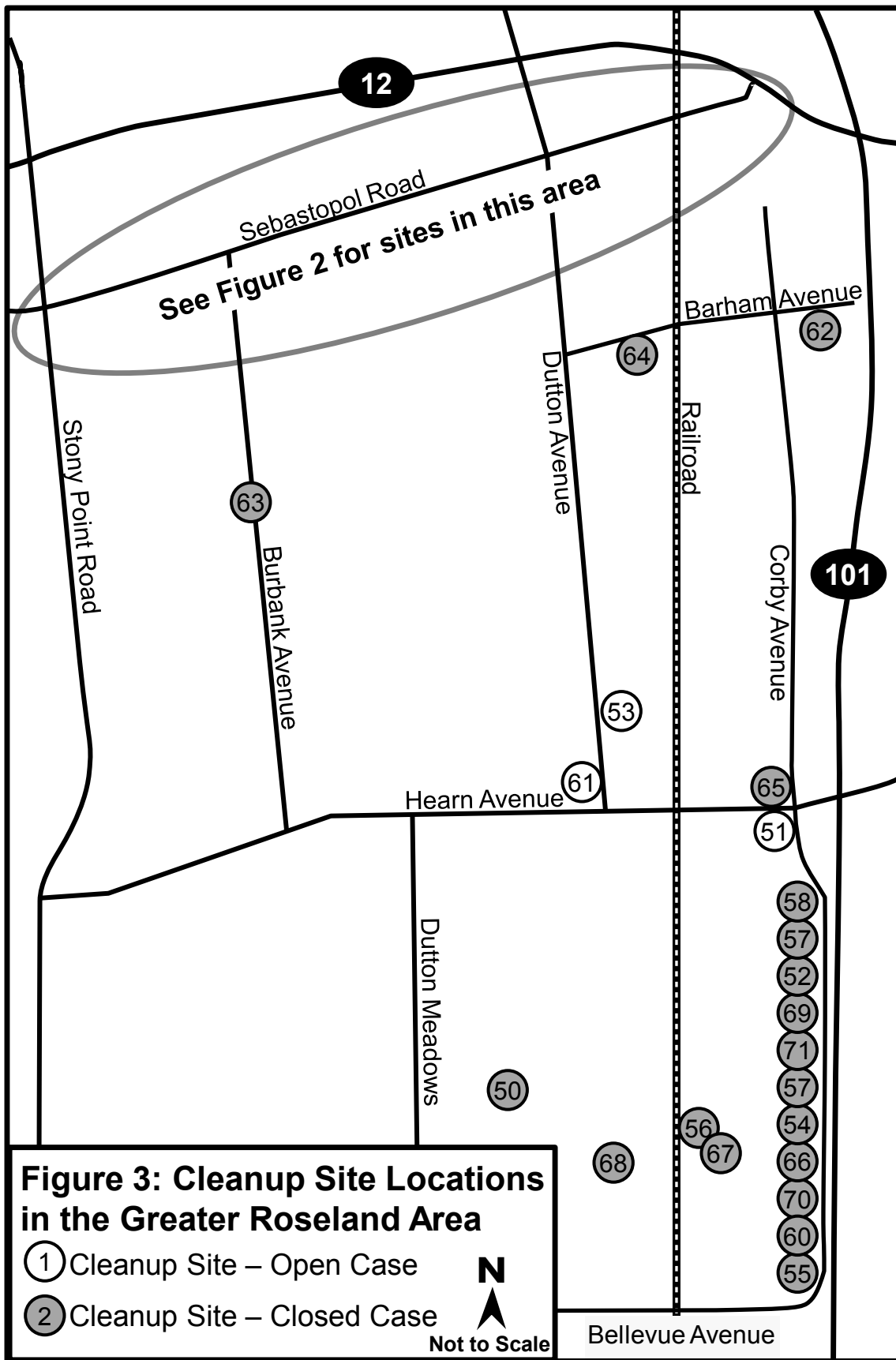
Craig Hunt (supervisor), (707) 570-3767  
[Craig.Hunt@waterboards.ca.gov](mailto:Craig.Hunt@waterboards.ca.gov)

**Figure 2: Cleanup Site Locations in the Sebastopol Road/McMinn Avenue Area**

- ① Cleanup Site – Open Case
- ② Cleanup Site – Closed Case

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 Not to Scale





**Index for Figures 2 & 3, Cleanup Site Locations in the Sebastopol Road/  
McMinn Avenue Area (1-49) and in the Greater Roseland Area (50-71).**

<b>Map Index</b>	<b>Site Name</b>	<b>Address</b>	<b>Open or Closed Case</b>
1	Acme Auto Wreckers Inc.	1885 Sebastopol Rd	Open
2	Allefax	1 Sebastopol Ave	Closed
3	Almetco, Inc.	1733 Sebastopol Rd	Closed
4	Baugh, Wilson Enterprise	805 Sebastopol Rd	Open
5	Beacon #489 (Former)	921 Sebastopol Rd	Open
6	Bevan Investments	995 Sebastopol Rd	Closed
7	BP / Redwood Oil #110	760 Sebastopol Rd	Open
8	BSC Cleaners	800 Sebastopol Rd	Open
9	C & D Batteries	265 Roberts Ave	Open
10	C & L Motors	1380 Sebastopol Rd	Closed
11	Chang, Kevin	1580 Hampton Way	Closed
12	Cleaning Mart	651 Sebastopol Rd	Closed
13	Continental Baking Company	1840 Sebastopol Rd	Closed
14	Cottage Bar	1099 Sebastopol Rd	Closed
15	Exchange Bank	330 Sebastopol Rd	Closed
16	Former Exxon 7-2639	1124 Sebastopol Rd	Open
17	Frontier Electric	1599 Hampton Way	Closed
18	Gardener's Aid	1050 Sebastopol Rd	Closed
19	Harriman, Tom & Jeff	375 Sebastopol Rd	Closed
20	Holland Cleaners	700 Sebastopol Rd	Closed
21	Laidlaw Transportation	959 Sebastopol Rd	Closed
22	Langes Cleaners	555 Sebastopol Rd	Closed
23	McGowen Auto Wrecking (Former)	112 Holbrook St	Open
24	Murrill, James	439 Roseland Ave	Closed
25	My Cleaners / Economy Cleaners	426 Sebastopol Rd	Closed
26	Nor Cal Glass Company	673 Sebastopol Rd	Closed
27	Optical Coating Laboratory Inc	977 Sebastopol Rd	Closed
28	Point St George Fisheries	8 Sebastopol Ave	Closed
29	Quick Stop Market #35	816 McMinn Ave	Open
30	Redwood Oil & Chevron Bulk Plant	258 Roseland Ave	Open
31	Reuben's Tacos	565 Sebastopol Rd	Open
32	Roseland Cleaners	761 Sebastopol Rd	Open
33	Roseland Paint Center	1160 Sebastopol Rd	Closed
34	Santa Rosa DPW Sewer-Roseland	Roseland Ave	Closed
35	Santa Rosa Value Center	2025 Sebastopol Rd	Closed



<b>Map Index</b>	<b>Site Name</b>	<b>Address</b>	<b>Open or Closed Case</b>
36	Shamrock Materials	285 Roberts Ave	Closed
37	Shell Service Station - Dutton Ave	255 Dutton Ave	Open
38	Shell, DZ Products Facility	257 Dutton Ave	Open
39	Slakey Brothers	1289 Sebastopol Rd	Closed
40	Sonoma County Community Development	Sebastopol Rd	Closed
41	Sonoma County Government Building Site	Sebastopol Rd & Roberts Ave	Closed
42	Taylor Bus Company	1175 Sebastopol Rd	Open
43	Texaco, Bills	1980 Sebastopol Rd	Closed
44	Unocal #4320	370 Sebastopol Rd	Closed
45	Wescott's Bob Auto & Truck Prt	1569 Sebastopol Rd	Closed
46	Withers Car Wash	1450 Sebastopol Rd	Closed
47	Wood, Talmadge	1594 Hampton Way	Closed
48	Yellow & Roadway Freight	270 Dutton Ave	Closed
49	Zedrick, Dave	111 Sebastopol Ave	Closed
50	A-1 Mini Storage	2868 South Dutton Ave	Closed
51	AM/PM Mini Mart	440 Hearn Ave	Open
52	Biddulph Chevrolet	2770 Corby Ave	Closed
53	Fouche Auto Wreckers	2290 Dutton Ave	Open
54	Freeman Toyota	2875 Corby Ave	Closed
55	Hansel Ford	3075 Corby Ave	Closed
56	Mani, Richard	200 Talmadge Drive	Closed
57	Manly Honda	2750 Corby Ave	Closed
58	Manly Mitsubishi	2755 Corby Ave	Closed
59	Prestige Acura	2840 Corby Ave	Closed
60	Prestige Lincoln Mercury	2979 Corby Ave	Closed
61	Ray's Food Center	2423 Dutton Ave	Open
62	Rickie's Salads Corp.	242 Barham Ave	Closed
63	Roseland Creek @ Burbank Ave	Burbank Ave	Closed
64	Schneider, Egon	60 West Barham Ave	Closed
65	Shell	2575 Corby Ave	Closed
66	Smothers European	2881 Corby Ave	Closed
67	Sterling Cousins Truck & Auto Repair	2966 Coors Ct	Closed
68	United Grocers	3000 Dutton Ave	Closed
69	Veale Volkswagon	2800 Corby Ave	Closed
70	Wood Cadillac	2925 Corby Ave	Closed
71	Zumwalt Magrini Used Cars	2820 Corby Ave	Closed