

STATE OF CALIFORNIA  
CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD  
SAN FRANCISCO BAY REGION

EXECUTIVE OFFICER'S SUMMARY REPORT  
MEETING DATE: November 12, 2014

**ITEM:** 7

**SUBJECT:** **Gregory Village Partners, L.P., Village Builders, L.P., Joseph J. Lee, Alan Choi, Kauen Choi, Joseph William O'Malley, and Floyd Taylor, for the property located at 1643 Contra Costa Boulevard, Pleasant Hill, Contra Costa County – Adoption of Initial Site Cleanup Requirements**

**CHRONOLOGY:** The Board has not previously considered this item.

**DISCUSSION:** The Revised Tentative Order (Appendix A) would establish site cleanup requirements (SCRs) for a contaminated dry cleaner site located at 1643 Contra Costa Boulevard in Pleasant Hill (Gregory Village Site). The SCRs would require the named dischargers to complete the site investigation and prepare a draft cleanup plan for Board approval. This item is being heard together with another site located nearby at 1705 Contra Costa Boulevard in Pleasant Hill (Chevron Site) in order to address the issue of whether the groundwater contamination plumes from the two sites have commingled.

*Separate Functions:* To help ensure the fairness and impartiality of this enforcement proceeding, the functions of Water Board staff who have been overseeing this site (Cleanup Team) have been separated from those who will provide advice to the Board (Advisory Team). The Cleanup Team includes Kevin Brown, Laurent Meillier, Stephen Hill, Dyan Whyte, and Tamarin Austin. The Advisory Team includes Yuri Won, Ross Steenson, and me.

*Background:* The two sites are located north of downtown Pleasant Hill. The Gregory Village Site consists of a former dry cleaner that was located in a tenant space at the Gregory Village Shopping Center. The property is currently owned by Gregory Village Partners. Various operators conducted dry cleaning operations here from at least 1965 to 1991. The dry cleaning solvent tetrachloroethylene (PCE) was released at this site and has impacted soil and groundwater. Groundwater contamination extends offsite to the north for over 500 feet, and vapor from this groundwater plume has migrated into several residences. Interim cleanup actions include the 1999 removal of some contaminated soil below the concrete floor of the former dry cleaner and vapor intrusion mitigation at the dry cleaner tenant space and two offsite residences.

*Tentative Order Comments:* The Cleanup Team circulated tentative orders for the two sites for public comment in July, along with a Staff Report (Appendix B) that provides the Cleanup Team's rationale for naming the dischargers on each of the tentative orders and not naming the local sanitary sewer agency and for the Cleanup Team's finding that the two plumes are commingled.

The comment period on these tentative orders was extended to mid-September to allow interested parties an opportunity to provide additional comments or rebut comments submitted by other parties. The Cleanup Team received comments from eight parties, including Gregory Village Partners, Chevron, the Central Contra Costa Sanitary District, and several others (Appendix C). The Cleanup Team made minor revisions to the tentative orders in response to these comments. The Cleanup Team's response to comments is contained in Appendix D. Below is a summary of the two key issues raised in the comments received relative to the Gregory Village Site:

*Plume Commingling Issue:* At issue is whether the plume of groundwater contamination from the upgradient Chevron Site has migrated northward and commingled with groundwater contamination from the Gregory Village Site; this affects the scope of cleanup needed for each of the two sites. Chevron argues that groundwater contamination from the Chevron Site is migrating away from the Gregory Village Site, and there is no commingling of the two plumes. The Cleanup Team concludes that the groundwater plume from the Chevron Site has migrated to the north-northwest and has commingled with the groundwater plume originating from the Gregory Village Site. Therefore, the Cleanup Team proposes that both sets of dischargers take responsibility for cleanup tasks in the offsite area to the north of this site.

*Naming Sanitary Sewer Agency Issue:* Until recent years, dry cleaners routinely discharged wastewater containing PCE to the sanitary sewer. At issue is whether the Central Contra Costa Sanitary District (the agency that owns and operates the sanitary sewers in this area) should be named as a discharger due to alleged releases of PCE from its sewers to soil and groundwater. Gregory Village Partners and Chevron argue that the District should be named, mainly citing general evidence that sanitary sewers are prone to leakage. The Cleanup Team concludes that there is not substantial evidence of PCE releases from the sanitary sewers in this area and therefore the District should not be named.

*Board Hearing:* I anticipate that these items will be contested at the Board meeting by several parties including Gregory Village Partners, Chevron, the Central Contra Costa Sanitary District, and possibly others. I have allotted each party (including the Cleanup Team) up to 15 minutes to present evidence, cross-examine witnesses (if warranted), and provide a closing statement at the hearing.

**RECOMMEN-  
DATION:**

I will have a recommendation following the hearing.

File No.

07S0132 (KEB)

Appendices:

A – Revised Tentative Order

B – Cleanup Team Staff Report

C – Correspondence – due to length, these are available online at the Board's website only unless a hard copy is requested

D – Cleanup Team Response to Comments