

PLANNING FILES

File No: UC02-004

Project Name: TODD ROAD UTILITY CERTIFICATES

Name of Subdivision:

APN: 134-171-049; 134-102-006; 134-102-024;
134-102-070; 134-171-004; 134-171-005;
134-171-006; 134-171-051; 134-107-023

Project Address: 300 TODD RD; 306 TODD RD; 311 TODD RD;
330 TODD RD; 348 TODD RD; 365 TODD RD;
369 TODD RD; 376 TODD RD; 423 TODD RD

Status: REFERRED

Section: Administrative Documents

- File Log(s)
- Application(s)
- Indemnification Agreement
- Appeal

NOTE: EVEN THOUGH WE TOOK EXTREME CARE TO SCAN DOCUMENTS UNDER THE PROPER CHAPTER HEADINGS, SOME DOCUMENTS MAY HAVE BEEN SCANNED TO A CHAPTER OF ANOTHER HEADING.

FILE LOG

FILE NUMBER: UC02-004

FILE OPENED: April 5, 2002

PROJECT NAME: Todd Road Utility Certificates

ASSIGNED: Frank Kasimov

ADDRESS(s): 300 Todd Rd SR, 306 Todd Rd SR
311 Todd Rd SR, 330 Todd Rd SR
348 Todd Rd SR, 365 Todd Rd SR
369 Todd Rd SR, 376 Todd Rd SR
423 Todd Rd SR

REFERRALS SENT: 4/5/02

REFERRALS DUE: 4/30/02

DATE COMPLETE: 04/05/2002

APPLICANT: EnviroNet/Attn Patrick Lamb
3601 Regional Parkway, #A
Santa Rosa, CA 95403
(707) 546-9461

ENV. STATUS

GENERAL PLAN: GI/RVLD/Agriculture

OWNERS:

134-171-049 300 Todd WF & HM Henrickson; 300 Todd Rd. SR07
134-102-006 423 Todd Zelrose Inc.; 821 Hayden Ave, Novato 94945
134-102-024 365 Todd J.E. McCaffrey Co.; 10 Coady Ct.; Petaluma 94952
134-102-070 311 Todd Richard Zappa Tr.; 311 Todd Rd; SR07
134-171-004 376 Todd Independent Cosntr. Co.; 2450 Market St.; SF 94114
134-171-005 348 Todd RH Richter Constr. Inc.; 3995 Langer Ave.; SR07
134-171-006 330 Todd James & Maritza Wilson; 24 Bahama Reef; Novato 94949
134-171-051 306 Todd Ann R. Stella Tr.; PO Box 1355; Rohnert Pk 94927

ZONING: COUNTY

ACTIVITY TYPE: Utility Certificate

STATUS: REFERRED - April 5, 2002

DESCRIPTION: Connect to city water for existing uses on 9 parcels inside and outside the urban boundary.

APN(s): 134-171-049, 134-102-006, 134-102-024, 134-102-070, 134-171-004, 134-171-005, 134-171-006, 134-171-051

NOTICING

DATE

DATE

NOTICE OF APPLICATION (300 feet)

NOTICE OF PUBLIC HEARING (300 feet)

NOTICE OF NEIGHBORHOOD MEETING (if required)

NOTICE OF ACTION (300 feet)

COMMENTS

4/30/ZARC

EnviroNet 
CONSULTING

PATRICK B. LAMB
ENVIRONMENTAL SCIENTIST

PACIFIC NORTHWEST
ENVIRONET GROUP, INC.

3601 REGIONAL PARKWAY, STE. A
SANTA ROSA, CA 95403
FAX 707 / 544-5769
TEL 707 / 546-9461
E-Mail: pnb@enviro.net



CITY OF
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http://ci.santa-rosa.ca.us/cd/

APPLICATION UTILITY CERTIFICATE

Please Type or Print

File No. UC 02-004	Quad. 5W
Related Files	
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GENERAL INFORMATION	LOCATION OF PROJECT (ADDRESS) 300, 306, 317, 330, 348, 365, 369, 376 Todd Rd		ASSESSOR'S PARCEL NUMBER(S) 134-101-023	ZONING County
	NAME OF PROPOSED PROJECT Todd Road Utility Certificates		134-101-006, 134-024-010	GENERAL PLAN DESIGNATION Gen Indus, R-V-LD + Ag
	APPLICANT NAME Various (see attached)		BUSINESS PHONE () -	HOME PHONE () -
	APPLICANT ADDRESS		CITY	STATE
	APPLICANT REPRESENTATIVE PATRICK Lamb ENVIRONET Consulting		BUSINESS PHONE () 546-9461	HOME PHONE () -
	APPLICANT REPRESENTATIVE ADDRESS 3601 Regional Parkway, Suite A		CITY Santa Rosa	STATE CA
	PROPERTY OWNER NAME (SIGNATURE REQUIRED BELOW) Various (see attached)		BUSINESS PHONE () -	HOME PHONE () -
	PROPERTY OWNER ADDRESS		CITY	STATE

PROJECT INFORMATION	PROJECT/BUSINESS DESCRIPTION - Describe in detail your proposed type of operation. Attach separate sheet if necessary.			
	Connect to City Water for existing uses on 9 parcels (see attached list) inside and outside the urban boundary			
	SIZE OF PARCEL ____ SQ FT or ____ ACRES	EXISTING USE		
	☐ EXISTING ☐ NEW USE ☐ EXPANSION OF EXISTING	☐ EXISTING ☐ NEW USE ☐ EXPANSION OF EXISTING	YES NO ☒ ☐ IS THERE A HEALTH HAZARD? ☒ ☐ HAS THE PROPERTY BEEN CERTIFIED AS HAVING A HEALTH HAZARD? ☐ ☒ IS PROPERTY LOCATED IN COUNTY ISLAND? ☐ ☒ IS PROPERTY LOCATED ADJACENT TO CITY LIMITS? ☐ ☒ IS PROPERTY LOCATED IN AN ASSESSMENT DISTRICT FOR WATER OR SEWER SERVICE? ☐ ☒ IS PROPERTY LOCATED IN A CITY/COUNTY AGREEMENT AREA FOR WATER OR SEWER SERVICE? ☐ ☒ IS THERE A MASTER UTILITY CERTIFICATE FOR THIS PROPERTY?	
Size of Building(s) <u>Richard Rosen</u> Name of County Planner processing development application				
SUBMITTAL INFORMATION - See staff to determine which requirements apply.				
☐ 10 COPIES OF SITE PLANS SHOWING ALL DIMENSIONS SHOWING THE LAYOUT OF THE BUILDING ON THE LOT AND THE LOCATION OF EXISTING WATER AND SEWER, ALONG WITH WELLS, SEPTIC TANKS AND ALL LEACH LINES, AND OTHER EXISTING STRUCTURES AND FEATURES. PLANS MUST BE EITHER REDUCED TO 11 X 17 OR FOLDED TO 8 1/2 X 14 MAX.				
☐ 10 COPIES OF BUILDING ELEVATIONS NECESSARY TO SHOW THE GENERAL OVERALL DEVELOPMENT AND USE OF THE PROPERTY (IF APPLIED TO COUNTY FOR DESIGN REVIEW). DOES NOT APPLY TO SINGLE FAMILY DWELLINGS, DUPLEXES OR TRIPLEXES.				
☐ 10 COPIES OF SITE ANALYSIS MAP.				
☐ 10 COPIES OF THE NEIGHBORHOOD CONTEXT MAP.				
☐ * SEPTIC AND WELL HEALTH HAZARDS MUST BE CERTIFIED BY THE COUNTY HEALTH DEPARTMENT AND CERTIFICATION MUST BE SUBMITTED ALONG WITH THE APPLICATION.				
☐ IF PROJECT IS A SUBDIVISION, 1 COPY OF A PRELIMINARY TITLE REPORT ISSUED WITHIN THE LAST 3 MONTHS IS REQUIRED.				
☒ VICINITY MAP WITH NORTH ARROW				
PROPERTY OWNER'S CONSENT - I declare under penalty of perjury that I am the owner of said property or have written authority from property owner to file this application. I certify that all of the submitted information is true and correct to the best of my knowledge and belief. I understand that any misrepresentation of submitted data may invalidate any approval of this application. X <u>see attached</u>				

DEPT	APPLICATION	RECEIVED BY <u>Miana Roberts</u>	DATE <u>4/15/02</u>	FEE RECEIVED \$ 300 -	RECEIPT NUMBER R02-00515
	PUBLIC HEARING	☐ REQUIRED ☒ EXEMPT	DATE	FEE RECEIVED \$	RECEIPT NUMBER
	ENVIRONMENTAL REVIEW	☐ REQUIRED ☒ EXEMPT-Not lead agency	DATE	FEE RECEIVED \$	RECEIPT NUMBER



Department of
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APPLICATION
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File No. UC02-004	Quad. SW
Related Files	
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GENERAL INFO

LOCATION OF PROJECT (ADDRESS) 300 Todd Road	ASSESSOR'S PARCEL NUMBER(S) 134171049	ZONING County
NAME OF PROPOSED PROJECT Todd Road Utility Certificate	BUSINESS PHONE (707) 585-6050	HOME PHONE () -
APPLICANT NAME MR & MRS HENDRICKSON	CITY CITY	STATE STATE
APPLICANT ADDRESS 300 Todd Road	ZIP ZIP	
APPLICANT REPRESENTATIVE PARMILY UMS / owner	BUSINESS PHONE (707) 546-9461	HOME PHONE () 573-8603
APPLICANT REPRESENTATIVE ADDRESS	CITY CITY	STATE STATE
PROPERTY OWNER NAME (SIGNATURE REQUIRED BELOW)	BUSINESS PHONE () -	HOME PHONE (707) 585-6050
PROPERTY OWNER ADDRESS 300 Todd Road	CITY SANTA ROSA	STATE CA
	ZIP 95407	

PROJECT INFO

PROJECT/BUSINESS DESCRIPTION - DESCRIBE IN DETAIL YOUR PROPOSED TYPE OF OPERATION. ATTACH SEPARATE SHEET IF NECESSARY.

SEWER	WATER	YES	NO	EXISTING USE
☐ EXISTING	☐ EXISTING	☒	☐	IS THERE A HEALTH HAZARD? *
☐ NEW USE	☒ NEW USE	☐	☐	HAS THE PROPERTY BEEN CERTIFIED AS HAVING A HEALTH HAZARD?
☐ EXPANSION OF EXISTING	☐ EXPANSION OF EXISTING	☐	☒	IS PROPERTY LOCATED IN COUNTY ISLAND?
		☒	☐	IS PROPERTY LOCATED ADJACENT TO CITY LIMITS?
SIZE OF BUILDING(S)		☐	☐	IS PROPERTY LOCATED IN AN ASSESSMENT DISTRICT FOR WATER OR SEWER SERVICE?
NAME OF COUNTY PLANNER PROCESSING DEVELOPMENT APPLICATION		☐	☐	IS PROPERTY LOCATED IN A CITY/COUNTY AGREEMENT AREA FOR WATER OR SEWER SERVICE?
		☐	☐	IS THERE A MASTER UTILITY CERTIFICATE FOR THIS PROPERTY?

SUBMITTAL INFORMATION - See staff to determine which requirements apply.

- ☐ 10 COPIES OF SITE PLAN INCLUDING ALL DIMENSIONS SHOWING THE LAYOUT OF BUILDING ON THE LOT AND THE LOCATION OF EXISTING WATER AND SEWER, ALONG WITH WELLS, SEPTIC TANKS AND ALL LEACH LINES, AND OTHER EXISTING STRUCTURES AND FEATURES. PLANS MUST BE EITHER REDUCED TO 11 X 17 OR FOLDED TO 8 1/2 X 14 MAX.
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- ☐ *SEPTIC AND WELL HEALTH HAZARDS MUST BE CERTIFIED BY THE COUNTY HEALTH DEPARTMENT AND CERTIFICATION MUST BE SUBMITTED ALONG WITH THE APPLICATION.
- ☐ IF PROJECT IS A SUBDIVISION, 1 COPY OF A PRELIMINARY TITLE REPORT ISSUED WITHIN THE LAST 3 MONTHS IS REQUIRED.
- ☒ VICINITY MAP WITH NORTH ARROW

PROPERTY OWNER'S CONSENT - I declare under penalty of perjury that I am the owner of said property or have written authority from property owner to file this application. I certify that all of the submitted information is true and correct to the best of my knowledge and belief. I understand that any misrepresentation of submitted data may invalidate any approval of this application

X

DEPT

APPLICATION	RECEIVED BY Diana Roberts	DATE 4/5/02	FEE RECEIVED \$ 300	RECEIPT NUMBER 02-00515
PUBLIC HEARING	☐ REQUIRED ☒ EXEMPT	DATE	FEE RECEIVED \$	RECEIPT NUMBER
ENVIRONMENTAL REVIEW	☐ REQUIRED ☒ EXEMPT-NOT LEAD AGENCY	DATE	FEE RECEIVED \$	RECEIPT NUMBER



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File No. UC02-004	Quad. SW
Related Files	
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GENERAL INFO

LOCATION OF PROJECT (ADDRESS) 306 TODD ROAD	ASSESSOR'S PARCEL NUMBER(S) 134-171-051	ZONING M-3 (County)
NAME OF PROPOSED PROJECT		GENERAL PLAN DESIGNATION
APPLICANT NAME MRS. ANN STELLA	BUSINESS PHONE () -	HOME PHONE (707) 584-4392
APPLICANT ADDRESS 306 TODD ROAD	CITY SANTA ROSA STATE CA ZIP 95407	
APPLICANT REPRESENTATIVE PARRELL LAMB - ENVIRONMENT CONSULTING	BUSINESS PHONE (707) 546-9461	HOME PHONE (707) 579-8603
APPLICANT REPRESENTATIVE ADDRESS 3645 WESTWIND BLVD.	CITY SANTA ROSA STATE CA ZIP 95403	
PROPERTY OWNER NAME (SIGNATURE REQUIRED BELOW) MRS ANN STELLA	BUSINESS PHONE () -	HOME PHONE (707) 584-4392
PROPERTY OWNER ADDRESS P.O. BOX 1355	CITY RODMER PARK STATE CA ZIP 94928	

PROJECT/BUSINESS DESCRIPTION - DESCRIBE IN DETAIL YOUR PROPOSED TYPE OF OPERATION. ATTACH SEPARATE SHEET IF NECESSARY.

SIZE OF PARCEL SQ FT or 19 ACRES	EXISTING USE SINGLE FAMILY HOME + PASTURE	
SEWER ☐ EXISTING ☐ NEW USE ☐ EXPANSION OF EXISTING	WATER ☐ EXISTING ☐ NEW USE ☐ EXPANSION OF EXISTING	YES NO ☐ ☐ IS THERE A HEALTH HAZARD? * ☐ ☐ HAS THE PROPERTY BEEN CERTIFIED AS HAVING A HEALTH HAZARD? ☐ ☐ IS PROPERTY LOCATED IN COUNTY ISLAND? ☐ ☐ IS PROPERTY LOCATED ADJACENT TO CITY LIMITS? ☐ ☐ IS PROPERTY LOCATED IN AN ASSESSMENT DISTRICT FOR WATER OR SEWER SERVICE? ☐ ☐ IS PROPERTY LOCATED IN A CITY/COUNTY AGREEMENT AREA FOR WATER OR SEWER SERVICE? ☐ ☐ IS THERE A MASTER UTILITY CERTIFICATE FOR THIS PROPERTY?
SIZE OF BUILDING(S)		
NAME OF COUNTY PLANNER PROCESSING DEVELOPMENT APPLICATION		

SUBMITTAL INFORMATION - See staff to determine which requirements apply.

☒ 10 COPIES OF SITE PLAN INCLUDING ALL DIMENSIONS SHOWING THE LAYOUT OF BUILDING ON THE LOT AND THE LOCATION OF EXISTING WATER AND SEWER, ALONG WITH WELLS, SEPTIC TANKS AND ALL LEACH LINES, AND OTHER EXISTING STRUCTURES AND FEATURES. PLANS MUST BE EITHER REDUCED TO 11 X 17 OR FOLDED TO 8 1/2 X 14 MAX.
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X *Ann B. Stella*

APPLICATION	RECEIVED BY <i>Liana Roberts</i>	DATE 4/5/02	FEE RECEIVED \$ 300	RECEIPT NUMBER 802-00515
PUBLIC HEARING	☐ REQUIRED ☒ EXEMPT	DATE	FEE RECEIVED \$	RECEIPT NUMBER
ENVIRONMENTAL REVIEW	☐ REQUIRED ☒ EXEMPT-NOT LEAD AGENCY	DATE	FEE RECEIVED \$	RECEIPT NUMBER

DEPT



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File No. UC02-004 Related Files	Quad. SW
Department Use Only	

GENERAL INFO

LOCATION OF PROJECT (ADDRESS) 311 1000 ROAD	ASSESSOR'S PARCEL NUMBER(S) 134-102-070 134-102-12	ZONING M-2 County
NAME OF PROPOSED PROJECT		GENERAL PLAN DESIGNATION
APPLICANT NAME MR. RICHARD ZAPPA	BUSINESS PHONE () -	HOME PHONE (707) 585-1559
APPLICANT ADDRESS 311 1000 ROAD	CITY SANTA ROSA STATE CA ZIP 95407	
APPLICANT REPRESENTATIVE Patricia Cano - ENVIRONMENT CONSULTING	BUSINESS PHONE (707) 546-9461	HOME PHONE (707) 579-8603
APPLICANT REPRESENTATIVE ADDRESS 3645 WESTWIND BLVD	CITY SANTA ROSA STATE CA ZIP 95403	
PROPERTY OWNER NAME (SIGNATURE REQUIRED BELOW) MR. RICHARD ZAPPA	BUSINESS PHONE () -	HOME PHONE (707) 585-1559
PROPERTY OWNER ADDRESS 311 1000 ROAD	CITY SANTA ROSA STATE CA ZIP 95407	

PROJECT/BUSINESS DESCRIPTION - DESCRIBE IN DETAIL YOUR PROPOSED TYPE OF OPERATION. ATTACH SEPARATE SHEET IF NECESSARY.

PROJECT INFO

SEWER ☐ EXISTING ☐ NEW USE ☐ EXPANSION OF EXISTING	WATER ☐ EXISTING ☐ NEW USE ☐ EXPANSION OF EXISTING	SIZE OF PARCEL SQ FT or 9.6 ACRES	EXISTING USE 2 SINGLE FAMILY HOMES + PASTURE
SIZE OF BUILDING(S)		☐ YES ☐ NO	
NAME OF COUNTY PLANNER PROCESSING DEVELOPMENT APPLICATION		☐ IS THERE A HEALTH HAZARD? *	
		☐ HAS THE PROPERTY BEEN CERTIFIED AS HAVING A HEALTH HAZARD?	
		☐ IS PROPERTY LOCATED IN COUNTY ISLAND?	
		☐ IS PROPERTY LOCATED ADJACENT TO CITY LIMITS?	
		☐ IS PROPERTY LOCATED IN AN ASSESSMENT DISTRICT FOR WATER OR SEWER SERVICE?	
		☐ IS PROPERTY LOCATED IN A CITY/COUNTY AGREEMENT AREA FOR WATER OR SEWER SERVICE?	
		☐ IS THERE A MASTER UTILITY CERTIFICATE FOR THIS PROPERTY?	

SUBMITTAL INFORMATION - See staff to determine which requirements apply.

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PROPERTY OWNER'S CONSENT - I declare under penalty of perjury that I am the owner of said property or have written authority from property owner to file this application. I certify that all of the submitted information is true and correct to the best of my knowledge and belief. I understand that any misrepresentation of submitted data may invalidate any approval of this application.

Richard A. Zappa

APPLICATION	RECEIVED BY Liane Roberts	DATE 4/5/02	FEE RECEIVED \$ 310	RECEIPT NUMBER 202-00515
PUBLIC HEARING	☐ REQUIRED ☒ EXEMPT	DATE	FEE RECEIVED \$	RECEIPT NUMBER
ENVIRONMENTAL REVIEW	☐ REQUIRED ☒ EXEMPT-NOT LEAD AGENCY	DATE	FEE RECEIVED \$	RECEIPT NUMBER

City of Santa Rosa Water Line Extension Summary of Present Water Usage*

Address	Owner/Tennant	Phone Number	Comments/Water Usage
300 Todd	Mr. & Mrs. W.F. Hendrickson 300 Todd Rd. Santa Rosa, 95407	585-6050	Not interested in City water connection
306 Todd	Mrs. Ann Stella P.O. Box 1355 Rohnert Park, 94928	584-4392	Single family home + pasture- moderate water use- 1-2 deliveries/week recommend 1" meter
311 Todd	Mr. Richard Zappa 311 Todd Road, Santa Rosa, 95407	585-1559	Single family home + pasture- Using domestic well- moderate water use recommend 1" meter
330 Todd	Mr. & Mrs. James Wilson 24 Bahama Reef, Novato, 94949	(415) 883- 2969	2 homes heavy water use-3-4/week recommend 1.5" meter
348 Todd	R.H. Richter Construction 3995 Langner Ave. Santa Rosa 95407	584-0804	1 home + pasture-moderate to heavy water use- 2-3/week recommend 1.5" meter
365 Todd	Mr. Jim McCaffrey P.O. Box 2962 Petaluma 94953 Royal Petroleum 1501 Petaluma Blvd. South, Petaluma 94952	769-4412 586-3405	Bulk fuel facility minor water use have requested fire protection (hydrant) 1 delivery/week recommend 1" meter
369 Todd	Mr. Robert Kolodge P.O. Box 190 Monte Rio, CA 95462 Ms. Chris Davidson Advance Tech 369 Todd Rd. Santa Rosa 95407	585-7301	Auto Body Shop <u>heavy</u> water use wellhead treatment system used recommend 1.5" meter
376 Todd	Mr. Frank Pratore- Independent Const. 2450 Market St. San Francisco 94114	(415) 552- 0197	2 homes + acreage heavy water use- 3-4 deliveries/week (has not signed utility certificate) recommend 1.5" meter
423 Bane	Zelrose Inc. attn: Zelco 298 West Robles Ave. Santa Rosa 95407	584-1121	former wrecking yard- presently undeveloped- part time caretaker-have requested maximum service-1/week recommend 1.5" meter

* Based on water deliveries/week per Nick Leras Water Service

CITY OF
SANTA ROSA

**Department of
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APPLICATION UTILITY CERTIFICATE

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File No.

Quad

UC02-004
Related Files

50

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GENERAL INFO

GENERAL INFO	LOCATION OF PROJECT (ADDRESS) 330 TODD ROAD		ASSESSOR'S PARCEL NUMBER(S) 134-171-006	ZONING RR-5 County
	NAME OF PROPOSED PROJECT		GENERAL PLAN DESIGNATION	
GENERAL INFO	APPLICANT NAME MR & MRS JAMES WILSON		BUSINESS PHONE () -	HOME PHONE (415) 883-2969
	APPLICANT ADDRESS 330 TODD RD.		CITY SANTA ROSA	STATE CA
GENERAL INFO	APPLICANT REPRESENTATIVE PATRICK LAMB - ENVIRONMENTAL CONSULTANT		BUSINESS PHONE (707) 546-9461	HOME PHONE (707) 579-8603
	APPLICANT REPRESENTATIVE ADDRESS 3645 WESTWIND BLVD		CITY SANTA ROSA	STATE CA
GENERAL INFO	PROPERTY OWNER NAME (SIGNATURE REQUIRED BELOW) MR & MRS JAMES WILSON		BUSINESS PHONE () -	HOME PHONE (415) 883-2969
	PROPERTY OWNER ADDRESS 24 BAHAMA REEF		CITY NOVATO	STATE CA

PROJECT INFO

PROJECT/BUSINESS DESCRIPTION - DESCRIBE IN DETAIL YOUR PROPOSED TYPE OF OPERATION. ATTACH SEPARATE SHEET IF NECESSARY.

		SIZE OF PARCEL	1	ACRES	EXISTING USE	2 SINGLE FAMILY HOMES
SEWER		WATER		YES	NO	
☐ EXISTING	☐ EXISTING	☐ EXISTING	☐ EXISTING	☐	☐	IS THERE A HEALTH HAZARD? *
☐ NEW USE	☐ NEW USE	☐ NEW USE	☐ NEW USE	☐	☐	HAS THE PROPERTY BEEN CERTIFIED AS HAVING A HEALTH HAZARD?
☐ EXPANSION OF EXISTING	☐ EXPANSION OF EXISTING	☐ EXPANSION OF EXISTING	☐ EXPANSION OF EXISTING	☐	☐	IS PROPERTY LOCATED IN COUNTY ISLAND?
				☐	☐	IS PROPERTY LOCATED ADJACENT TO CITY LIMITS?
SIZE OF BUILDING(S)				☐	☐	IS PROPERTY LOCATED IN AN ASSESSMENT DISTRICT FOR WATER OR SEWER SERVICE?
				☐	☐	IS PROPERTY LOCATED IN A CITY/COUNTY AGREEMENT AREA FOR WATER OR SEWER SERVICE?
NAME OF COUNTY PLANNER PROCESSING DEVELOPMENT APPLICATION				☐	☐	IS THERE A MASTER UTILITY CERTIFICATE FOR THIS PROPERTY?

SUBMITTAL INFORMATION - See staff to determine which requirements apply.

- ☒ 10 COPIES OF SITE PLAN INCLUDING ALL DIMENSIONS SHOWING THE LAYOUT OF BUILDING ON THE LOT AND THE LOCATION OF EXISTING WATER AND SEWER, ALONG WITH WELLS, SEPTIC TANKS AND ALL LEACH LINES, AND OTHER EXISTING STRUCTURES AND FEATURES. PLANS MUST BE EITHER REDUCED TO 11 X 17 OR FOLDED TO 8 1/2 X 14 MAX.
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- ☒ VICINITY MAP WITH NORTH ARROW

PROPERTY OWNER'S CONSENT - I declare under penalty of perjury that I am the owner of said property or have written authority from property owner to file this application. I certify that all of the submitted information is true and correct to the best of my knowledge and belief. I understand that any misrepresentation of submitted data may invalidate any approval of this application.

X ones & with Antig Walt

DEPT	APPLICATION	RECEIVED BY <i>Maria Roberts</i>	DATE <i>4/5/02</i>	FEE RECEIVED <i>\$200</i>	RECEIPT NUMBER <i>RO2-00515</i>
	PUBLIC HEARING	☐ REQUIRED ☒ EXEMPT	DATE	FEE RECEIVED \$	RECEIPT NUMBER
	ENVIRONMENTAL REVIEW	☐ REQUIRED ☒ EXEMPT-NOT LEAD AGENCY	DATE	FEE RECEIVED \$	RECEIPT NUMBER



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File No. UC-02004	Quad. SW
Related Files	
Department Use Only	

GENERAL INFO

LOCATION OF PROJECT (ADDRESS) 348 TODD ROAD	ASSESSOR'S PARCEL NUMBER(S) 134-171-005	ZONING RR-5 (County)
NAME OF PROPOSED PROJECT TODD Road Utility Certificates	GENERAL PLAN DESIGNATION	
APPLICANT NAME RH RICHTER	BUSINESS PHONE () -	HOME PHONE (707) 584-0804
APPLICANT ADDRESS 348 TODD ROAD	CITY SANTA ROSA STATE CA ZIP 95407	
APPLICANT REPRESENTATIVE PATRICK LAMB- ENVIRONMENT CONSULTING	BUSINESS PHONE (707) 546-9461	HOME PHONE (707) 579-8603
APPLICANT REPRESENTATIVE ADDRESS 3645 WESTWIND BLVD	CITY SANTA ROSA STATE CA ZIP 95403	
PROPERTY OWNER NAME (SIGNATURE REQUIRED BELOW) MR. P.H. RICHTER	BUSINESS PHONE () -	HOME PHONE (707) 584-0804
PROPERTY OWNER ADDRESS 3995 LANGRISH AVE.	CITY SANTA ROSA STATE CA ZIP 95407	

PROJECT/BUSINESS DESCRIPTION - DESCRIBE IN DETAIL YOUR PROPOSED TYPE OF OPERATION. ATTACH SEPARATE SHEET IF NECESSARY.

SIZE OF PARCEL SQ FT or 5.25 ACRES	EXISTING USE 1 SINGLE FAMILY HOME + PASTURE	
SEWER ☐ EXISTING ☐ NEW USE ☐ EXPANSION OF EXISTING	WATER ☐ EXISTING ☐ NEW USE ☐ EXPANSION OF EXISTING	YES NO ☒ ☐ IS THERE A HEALTH HAZARD? * ☐ ☐ HAS THE PROPERTY BEEN CERTIFIED AS HAVING A HEALTH HAZARD? ☐ ☐ IS PROPERTY LOCATED IN COUNTY ISLAND? ☐ ☐ IS PROPERTY LOCATED ADJACENT TO CITY LIMITS? ☐ ☐ IS PROPERTY LOCATED IN AN ASSESSMENT DISTRICT FOR WATER OR SEWER SERVICE? ☐ ☐ IS PROPERTY LOCATED IN A CITY/COUNTY AGREEMENT AREA FOR WATER OR SEWER SERVICE? ☐ ☐ IS THERE A MASTER UTILITY CERTIFICATE FOR THIS PROPERTY?
SIZE OF BUILDING(S)		
NAME OF COUNTY PLANNER PROCESSING DEVELOPMENT APPLICATION		

SUBMITTAL INFORMATION - See staff to determine which requirements apply.

☐ 10 COPIES OF SITE PLAN INCLUDING ALL DIMENSIONS SHOWING THE LAYOUT OF BUILDING ON THE LOT AND THE LOCATION OF EXISTING WATER AND SEWER, ALONG WITH WELLS, SEPTIC TANKS AND ALL LEACH LINES, AND OTHER EXISTING STRUCTURES AND FEATURES. PLANS MUST BE EITHER REDUCED TO 11 X 17 OR FOLDED TO 8 1/2 X 14 MAX.

☐ 10 COPIES OF BUILDING ELEVATIONS NECESSARY TO SHOW THE GENERAL OVERALL DEVELOPMENT AND USE OF THE PROPERTY (IF APPLIED TO COUNTY FOR DESIGN REVIEW). DOES NOT APPLY TO SINGLE FAMILY DWELLINGS, DUPLEXES, OR TRIPLEXES.

☐ *SEPTIC AND WELL HEALTH HAZARDS MUST BE CERTIFIED BY THE COUNTY HEALTH DEPARTMENT AND CERTIFICATION MUST BE SUBMITTED ALONG WITH THE APPLICATION.

☐ IF PROJECT IS A SUBDIVISION, 1 COPY OF A PRELIMINARY TITLE REPORT ISSUED WITHIN THE LAST 3 MONTHS IS REQUIRED.

☒ VICINITY MAP WITH NORTH ARROW

PROPERTY OWNER'S CONSENT - I declare under penalty of perjury that I am the owner of said property or have written authority from property owner to file this application. I certify that all of the submitted information is true and correct to the best of my knowledge and belief. I understand that any misrepresentation of submitted data may invalidate any approval of this application.

X *Robert H. Richter*

APPLICATION	RECEIVED BY <i>Ariana Roberts</i>	DATE 4/5/02	FEE RECEIVED \$ 300	RECEIPT NUMBER RC2-00515
PUBLIC HEARING	☐ REQUIRED ☒ EXEMPT	DATE	FEE RECEIVED \$	RECEIPT NUMBER
ENVIRONMENTAL REVIEW	☐ REQUIRED ☒ EXEMPT-NOT LEAD AGENCY	DATE	FEE RECEIVED \$	RECEIPT NUMBER



Department of
Community
Development

APPLICATION
**UTILITY
CERTIFICATE**
Please Type or Print

File No. UC02-004	Quad. 5w
Related Files	
Department Use Only	

GENERAL INFO

LOCATION OF PROJECT (ADDRESS) 365 1000 ROAD	ASSESSOR'S PARCEL NUMBER(S) 134-102-23 134-102-24	ZONING M-2 (County)
NAME OF PROPOSED PROJECT		GENERAL PLAN DESIGNATION
APPLICANT NAME MR. JIM McCAFFREY	BUSINESS PHONE (707) 765-4412	HOME PHONE (707) 765-4412
APPLICANT ADDRESS 365 1000 Rd.	CITY SANTA ROSA	STATE CA
		ZIP 95407
APPLICANT REPRESENTATIVE DANIEL LAMB. ENVIRONMENTAL CONSULTING	BUSINESS PHONE (707) 846-9461	HOME PHONE (707) 579-8603
APPLICANT REPRESENTATIVE ADDRESS 3645 WESTWIND BLVD	CITY SANTA ROSA	STATE CA
		ZIP 95403
PROPERTY OWNER NAME (SIGNATURE REQUIRED BELOW) MR. JIM McCAFFREY	BUSINESS PHONE (707) 765-4412	HOME PHONE (707) 765-4412
PROPERTY OWNER ADDRESS P.O. BOX 2962 PETALUMA	CITY CA	STATE CA
		ZIP 94953

PROJECT/BUSINESS DESCRIPTION - DESCRIBE IN DETAIL YOUR PROPOSED TYPE OF OPERATION. ATTACH SEPARATE SHEET IF NECESSARY.

SIZE OF PARCEL SQ FT or 5 ACRES	EXISTING USE COMMERCIAL BULK FUEL FACILITY	
SEWER ☐ EXISTING ☐ NEW USE ☐ EXPANSION OF EXISTING	WATER ☐ EXISTING ☐ NEW USE ☐ EXPANSION OF EXISTING	YES NO ☒ ☐ IS THERE A HEALTH HAZARD? * ☐ ☐ HAS THE PROPERTY BEEN CERTIFIED AS HAVING A HEALTH HAZARD? ☐ ☒ IS PROPERTY LOCATED IN COUNTY ISLAND? ☒ ☐ IS PROPERTY LOCATED ADJACENT TO CITY LIMITS? ☐ ☐ IS PROPERTY LOCATED IN AN ASSESSMENT DISTRICT FOR WATER OR SEWER SERVICE? ☐ ☐ IS PROPERTY LOCATED IN A CITY-COUNTY AGREEMENT AREA FOR WATER OR SEWER SERVICE? ☐ ☐ IS THERE A MASTER UTILITY CERTIFICATE FOR THIS PROPERTY?
SIZE OF BUILDING(S)		
NAME OF COUNTY PLANNER PROCESSING DEVELOPMENT APPLICATION		

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[Signature]

APPLICATION	RECEIVED BY <i>[Signature]</i>	DATE 2/16/12	FEE RECEIVED \$ 300	RECEIPT NUMBER R02-00515
PUBLIC HEARING	☐ REQUIRED ☒ EXEMPT	DATE	FEE RECEIVED \$	RECEIPT NUMBER
ENVIRONMENTAL REVIEW	☐ REQUIRED ☒ EXEMPT-NOT LEAD AGENCY	DATE	FEE RECEIVED \$	RECEIPT NUMBER



Department of
Community
Development

APPLICATION
**UTILITY
CERTIFICATE**
Please Type or Print

File No. UC02-004	Quad. SW
Related Files	
Department Use Only	

GENERAL INFO

LOCATION OF PROJECT (ADDRESS) 369 TODD RD	ASSESSOR'S PARCEL NUMBER(S) 134-107-08 023	ZONING RR-88 (County)
NAME OF PROPOSED PROJECT		GENERAL PLAN DESIGNATION
APPLICANT NAME Mr ROBERT KOLODGE	BUSINESS PHONE () -	HOME PHONE (707) 585-7301
APPLICANT ADDRESS 369 TODD ROAD	CITY SANTA ROSA STATE CA ZIP 95407	
APPLICANT REPRESENTATIVE PATRICIA LAMB - ENVIRONMENTAL CONSULTING	BUSINESS PHONE (707) 546-9461	HOME PHONE (707) 579-8603
APPLICANT REPRESENTATIVE ADDRESS 3645 WESTWIND BLVD	CITY SANTA ROSA STATE CA ZIP 95403	
PROPERTY OWNER NAME (SIGNATURE REQUIRED BELOW) MR. ROBERT KOLODGE	BUSINESS PHONE () -	HOME PHONE (707) 585-7301
PROPERTY OWNER ADDRESS P.O. Box 190 MONTE RIO	CITY CA STATE CA ZIP 95462	

PROJECT/BUSINESS DESCRIPTION - DESCRIBE IN DETAIL YOUR PROPOSED TYPE OF OPERATION. ATTACH SEPARATE SHEET IF NECESSARY.

SIZE OF PARCEL SQ FT or 2 1/2 ACRES	EXISTING USE AUTO BODY SHOP	
SEWER ☐ EXISTING ☐ NEW USE ☐ EXPANSION OF EXISTING	WATER ☐ EXISTING ☐ NEW USE ☐ EXPANSION OF EXISTING	YES NO ☐ ☐ IS THERE A HEALTH HAZARD? * ☐ ☐ HAS THE PROPERTY BEEN CERTIFIED AS HAVING A HEALTH HAZARD? ☐ ☐ IS PROPERTY LOCATED IN COUNTY ISLAND? ☐ ☐ IS PROPERTY LOCATED ADJACENT TO CITY LIMITS? ☐ ☐ IS PROPERTY LOCATED IN AN ASSESSMENT DISTRICT FOR WATER OR SEWER SERVICE? ☐ ☐ IS PROPERTY LOCATED IN A CITY COUNTY AGREEMENT AREA FOR WATER OR SEWER SERVICE? ☐ ☐ IS THERE A MASTER UTILITY CERTIFICATE FOR THIS PROPERTY?
SIZE OF BUILDING(S)		
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X *[Signature: R. Kolodge]*

APPLICATION	RECEIVED BY <i>[Signature: Diana Roberts]</i>	DATE 4/5/12	FEE RECEIVED \$ 300	RECEIPT NUMBER RC2-00515
PUBLIC HEARING	☐ REQUIRED ☒ EXEMPT	DATE	FEE RECEIVED \$	RECEIPT NUMBER
ENVIRONMENTAL REVIEW	☐ REQUIRED ☒ EXEMPT-NOT LEAD AGENCY	DATE	FEE RECEIVED \$	RECEIPT NUMBER

INDEMNIFICATION AGREEMENT



UCD2-004
File No.

DOO ROAD CITY WATERLINE EXTENSION 306 TO DO RO.
Project name and address

As part of this application, the applicant and property owner agree to defend, indemnify, and hold harmless the City of Santa Rosa, its agents, officers, councilmembers, employees, boards, commissions and Council from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul any approval of the application or related decision, or the adoption of any environmental document or negative declaration which relates to the approval. This indemnification shall include, but is not limited to, all damages, costs, expenses, attorney fees or expert witness fees that may be awarded to the prevailing party arising out of or in connection with the approval of the application or related decision, whether or not there is concurrent, passive or active negligence on the part of the City, its agents, officers, councilmembers, employees, boards, commissions and Council. If, for any reason, any portion of this indemnification agreement is held to be void or unenforceable by a court of competent jurisdiction, the remainder of the agreement shall remain in full force and effect.

The City of Santa Rosa shall have the right to appear and defend its interests in any action through its City Attorney or outside counsel. Neither the applicant nor the property owner shall be required to reimburse the City for attorneys fees incurred by the City Attorney or the City's outside counsel if the City chooses to appear and defend itself in the litigation.

I have read and agree with all of the above.


Applicant (please sign name)

Applicant (please print name)

2/16/02
Date

INDEMNIFICATION AGREEMENT

CITY OF
SANTA ROSA



UC02-004
File No.

1800 ROAD CITY WATERLINE EXTENSION - 311 1800 ROAD
Project name and address

As part of this application, the applicant and property owner agree to defend, indemnify, and hold harmless the City of Santa Rosa, its agents, officers, councilmembers, employees, boards, commissions and Council from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul any approval of the application or related decision, or the adoption of any environmental document or negative declaration which relates to the approval. This indemnification shall include, but is not limited to, all damages, costs, expenses, attorney fees or expert witness fees that may be awarded to the prevailing party arising out of or in connection with the approval of the application or related decision, whether or not there is concurrent, passive or active negligence on the part of the City, its agents, officers, councilmembers, employees, boards, commissions and Council. If, for any reason, any portion of this indemnification agreement is held to be void or unenforceable by a court of competent jurisdiction, the remainder of the agreement shall remain in full force and effect.

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I have read and agree with all of the above.

Rich A. Zappa
Applicant (please sign name)

Applicant (please print name)

Date

INDEMNIFICATION AGREEMENT



UC02-004
File No.

1000 BAO CITY WATERLINE EXTENSION 330 BAO RD
Project name and address

As part of this application, the applicant and property owner agree to defend, indemnify, and hold harmless the City of Santa Rosa, its agents, officers, councilmembers, employees, boards, commissions and Council from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul any approval of the application or related decision, or the adoption of any environmental document or negative declaration which relates to the approval. This indemnification shall include, but is not limited to, all damages, costs, expenses, attorney fees or expert witness fees that may be awarded to the prevailing party arising out of or in connection with the approval of the application or related decision, whether or not there is concurrent, passive or active negligence on the part of the City, its agents, officers, councilmembers, employees, boards, commissions and Council. If, for any reason, any portion of this indemnification agreement is held to be void or unenforceable by a court of competent jurisdiction, the remainder of the agreement shall remain in full force and effect.

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I have read and agree with all of the above.

Applicant (please sign name)

Applicant (please print name)

Date

*This should be signed by
Mr. Jeffrey as I will not
sign responsibility for
People I have no control over!
you may want to get a
Liability Policy for this
Potential Risk.*

INDEMNIFICATION AGREEMENT



UC-02-004
File No.

TOOD ROAD CITY WATERLINE EXTENSION 348 TOOD RD
Project name and address

As part of this application, the applicant and property owner agree to defend, indemnify, and hold harmless the City of Santa Rosa, its agents, officers, councilmembers, employees, boards, commissions and Council from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul any approval of the application or related decision, or the adoption of any environmental document or negative declaration which relates to the approval. This indemnification shall include, but is not limited to, all damages, costs, expenses, attorney fees or expert witness fees that may be awarded to the prevailing party arising out of or in connection with the approval of the application or related decision, whether or not there is concurrent, passive or active negligence on the part of the City, its agents, officers, councilmembers, employees, boards, commissions and Council. If, for any reason, any portion of this indemnification agreement is held to be void or unenforceable by a court of competent jurisdiction, the remainder of the agreement shall remain in full force and effect.

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I have read and agree with all of the above.

Robert H Richter
Applicant (please sign name)

Robert H Richter
Applicant (please print name)

2-11-02
Date

INDEMNIFICATION AGREEMENT



UC02-004
File No.

700 RD. CITY WATERLINE EXTENSION - 365 700 ROAD
Project name and address

As part of this application, the applicant and property owner agree to defend, indemnify, and hold harmless the City of Santa Rosa, its agents, officers, councilmembers, employees, boards, commissions and Council from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul any approval of the application or related decision, or the adoption of any environmental document or negative declaration which relates to the approval. This indemnification shall include, but is not limited to, all damages, costs, expenses, attorney fees or expert witness fees that may be awarded to the prevailing party arising out of or in connection with the approval of the application or related decision, whether or not there is concurrent, passive or active negligence on the part of the City, its agents, officers, councilmembers, employees, boards, commissions and Council. If, for any reason, any portion of this indemnification agreement is held to be void or unenforceable by a court of competent jurisdiction, the remainder of the agreement shall remain in full force and effect.

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I have read and agree with all of the above.

James McCaffrey, Inc.
Applicant (please sign name)

J E McCaffrey, Co
Applicant (please print name)

02/10/02
Date

INDEMNIFICATION AGREEMENT



UC02-004
File No.

TODD ROAD CITY WATERLINE EXTENSION 365 TODD RD.
Project name and address

As part of this application, the applicant and property owner agree to defend, indemnify, and hold harmless the City of Santa Rosa, its agents, officers, councilmembers, employees, boards, commissions and Council from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul any approval of the application or related decision, or the adoption of any environmental document or negative declaration which relates to the approval. This indemnification shall include, but is not limited to, all damages, costs, expenses, attorney fees or expert witness fees that may be awarded to the prevailing party arising out of or in connection with the approval of the application or related decision, whether or not there is concurrent, passive or active negligence on the part of the City, its agents, officers, councilmembers, employees, boards, commissions and Council. If, for any reason, any portion of this indemnification agreement is held to be void or unenforceable by a court of competent jurisdiction, the remainder of the agreement shall remain in full force and effect.

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I have read and agree with all of the above.

P. R. Solodje
Applicant (please sign name)

Applicant (please print name)

Date

INDEMNIFICATION AGREEMENT



UC02-004
File No.

7800 ROAD CITY WATERLINE EXTENSION 376 & 390 7800 RD
Project name and address

As part of this application, the applicant and property owner agree to defend, indemnify, and hold harmless the City of Santa Rosa, its agents, officers, councilmembers, employees, boards, commissions and Council from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul any approval of the application or related decision, or the adoption of any environmental document or negative declaration which relates to the approval. This indemnification shall include, but is not limited to, all damages, costs, expenses, attorney fees or expert witness fees that may be awarded to the prevailing party arising out of or in connection with the approval of the application or related decision, whether or not there is concurrent, passive or active negligence on the part of the City, its agents, officers, councilmembers, employees, boards, commissions and Council. If, for any reason, any portion of this indemnification agreement is held to be void or unenforceable by a court of competent jurisdiction, the remainder of the agreement shall remain in full force and effect.

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I have read and agree with all of the above.


Applicant (please sign name)

FRANK PRASSE
Applicant (please print name)

3/11/02
Date

INDEMNIFICATION AGREEMENT



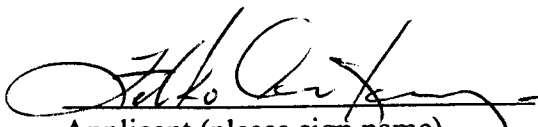
UC02-004
File No.

423 1800 ROAD CITY WATERLINE EXTENSION 423 BANE
Project name and address

As part of this application, the applicant and property owner agree to defend, indemnify, and hold harmless the City of Santa Rosa, its agents, officers, councilmembers, employees, boards, commissions and Council from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul any approval of the application or related decision, or the adoption of any environmental document or negative declaration which relates to the approval. This indemnification shall include, but is not limited to, all damages, costs, expenses, attorney fees or expert witness fees that may be awarded to the prevailing party arising out of or in connection with the approval of the application or related decision, whether or not there is concurrent, passive or active negligence on the part of the City, its agents, officers, councilmembers, employees, boards, commissions and Council. If, for any reason, any portion of this indemnification agreement is held to be void or unenforceable by a court of competent jurisdiction, the remainder of the agreement shall remain in full force and effect.

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I have read and agree with all of the above.


Applicant (please sign name)
For ZERKOS INC.

ZERKO CECIC-KARUZIC
Applicant (please print name)

3-4-02
Date

PLANNING FILES

File No: UC02-004

Project Name: TODD ROAD UTILITY CERTIFICATES

Name of Subdivision:

APN: 134-171-049; 134-102-006; 134-102-024;
134-102-070; 134-171-004; 134-171-005;
134-171-006; 134-171-051; 134-107-023

Project Address: 300 TODD RD; 306 TODD RD; 311 TODD RD;
330 TODD RD; 348 TODD RD; 365 TODD RD;
369 TODD RD; 376 TODD RD; 423 TODD RD

Status: REFERRED

Section: Board/Commission/City Council Documents

- Resolution(s) and/or Ordinance(s)
- Staff Reports
- Meeting Minutes

NOTE: EVEN THOUGH WE TOOK EXTREME CARE TO SCAN DOCUMENTS UNDER THE PROPER CHAPTER HEADINGS, SOME DOCUMENTS MAY HAVE BEEN SCANNED TO A CHAPTER OF ANOTHER HEADING.

WHEREAS, a letter from the County of Sonoma Department of Health Services dated January 17, 2002, confirms a health risk at the nine subject properties; and

WHEREAS, a letter from the County of Sonoma Department of Health Services dated May 22, 2000, concurs with the conclusion of the feasibility study for supplying alternate water to impacted properties that the best alternative is to connect the affected properties to Santa Rosa city water; and

WHEREAS, a letter from the County of Sonoma Department of Health Services dated March 8, 2000, and a letter from County of Sonoma Department of Health Services dated March 10, 2000, require the responsible party to supply the domestic well users who have been impacted by a release of petroleum hydrocarbons and methyl tertiary-butyl ether (MTBE) an alternative potable water source; and

WHEREAS, a letter from the County of Sonoma Permit and Resource Management Department dated January 15, 2002, indicates that the proposal to connect properties within and outside the urban boundary to City water appears consistent with the General Plan, subject to certain conditions; and

WHEREAS, the extension of water mains to serve existing uses is exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15303(d); and

WHEREAS, City Council Policy 300-02, *Utility Certificates for the Extension of Water or Sewer Service to Unincorporated Areas*, sets forth the circumstances under which the City will consider approving the extension of water or sewer services to property situated outside the City limits and the conditions that will be attached to any approval which is granted; and

WHEREAS, the Council of the City of Santa Rosa finds and determines that:

- (1) A public health hazard exists on all nine properties identified herein due to domestic well contamination by petroleum hydrocarbons and methyl tertiary-butyl ether (MTBE).
- (2) The contaminated domestic wells and lack of suitable and feasible alternatives to city water comprise extraordinary circumstances.
- (3) The best alternative for providing a safe, long term source of domestic water is City water service.
- (4) The provision of water service outside the urban boundary is consistent with General Plan Policy PSF-5e, which states, "Decline requests for extension of sewer and water services beyond the Urban Boundary, except in cases of existing documented health hazards and in areas where the City has agreements to provide services" in that there is a documented health hazard, or potential health hazard, on these nine parcels.

- (5) The provision of water service to the properties inside and outside the urban boundary is consistent with Council Policy 300-02 in that:
- (a) Existing uses at properties located at 365, 369 and 423 Todd Road may be granted a Utility Certificate for the provision of water in that they are consistent with the criteria set forth in Rule 1: General Rule;
 - (b) Existing uses at properties located at 300 and 311 Todd Road may be granted a Utility Certificate for the provision of water under policy section C.9 by Council waiver of the requirement that these parcels be consistent with the General Plan; and
 - (c) Existing uses at properties located at 306, 330, 348 and 376 Todd Road, outside the urban boundary, may be granted a Utility Certificate for the provision of water under policy section C.8 in that extraordinary circumstances are found to exist.
- (6) Extension of City water service to the subject properties would be beneficial to the public health, safety and welfare in that the water connection would alleviate documented public health hazards resulting from contaminated domestic wells.
- (7) The extension of services approved by the Utility Certificate would be limited to the specific uses currently existing on the properties.

NOW, THEREFORE, BE IT RESOLVED that the Council of the City of Santa Rosa grants Utility Certificates for water service to the properties identified herein and identifies as Assessor's Parcel Numbers 134-171-049, 134-171-051, 134-102-070, 134-171-006, 134-171-005, 134-102-024, 134-101-023, 134-171-004, and 134-102-006.

BE IT FURTHER RESOLVED that this approval is valid only for the existing uses as of the date of this resolution; this approval is not valid for any expansions or alterations of existing uses.

BE IT FURTHER RESOLVED that all water connections shall be made within one year of the date of this approval. For any water service connection made within one year, the service shall remain a legal connection as long as the existing use as of the date of this approval remains. For any water connection that is not made within one year, the Director of Community Development or his designee may approve or conditionally approve a time extension of up to one year provided that a request for such time extension is made prior to the expiration of this approval.

BE IT FURTHER RESOLVED that this approval would not be granted but for the applicability and validity of each and every one of the below conditions and that if any one or more of the below conditions is invalid, this entitlement would not have been granted without requiring other valid conditions

for achieving the purposes and intents of such approval. The approval of this project is contingent upon compliance with all the conditions listed below:

FIRE DEPARTMENT

For properties inside the urban boundary:

1. Provide the Fire Department assurance sufficient fire flow is available for the area buildings and operations (SRCC 18-44.903.3).
2. Provide fire hydrants 300 feet on center and within 150 feet of any building, in accordance with city ordinance (SRCC 18-44.903.3.1).
3. Provide fire access roads to within 150 feet of all first floor walls of any building (CFC 902).

DEPARTMENT OF COMMUNITY DEVELOPMENT - ENGINEERING DIVISION

4. Improvement Plans are required for the City Engineer's signature for the water main construction in the public right-of-way.

UTILITIES DEPARTMENT

5. The engineer must provide a detailed utility plan showing onsite and offsite water and fire protection systems (if required by the City), and their connections to existing water facilities. The plan must also show any wells existing or to be abandoned. An irrigation plan showing maximum GPM flow required at each control valve, maximum GPM flow at meter, peak month usage, and connections to existing facilities must be provided for the commercial uses that request an irrigation meter. Submit improvement plans for the City Engineer's signature.
6. Demand fees, meter installation fees, and processing fees required by the City must be paid by the applicant prior to granting of utility connections. Commercial uses must submit the maximum GPM flow at the meter and the peak monthly usage for the domestic use to determine the demand fee.
7. Wells exist on the properties and one of the following conditions apply:
 - a. Retention of wells must comply with City and County codes. Retention of wells must be approved by the Sonoma County Permit and Resource Management Department. An approved backflow prevention device must be installed on any connection to the City water system.
 - b. Abandonment of wells requires a permit from the Sonoma County Permit and Resource Management Department.

8. Water mains must be installed per current City Standards. All water mains must be a minimum of 12" diameter. All public mains must be a minimum of 5 feet from all structures, curbs, property lines or edge of easement. The current City of Santa Rosa Southwest Area Plan calls for the installation of a 12" water main along this section of Todd Road in the future.
9. Separate water services must be provided for each lot. Water services must be installed per current City Standards. Separate 1" water services are required per City Standard #863 for the residential parcels and a minimum 2" water service for the commercial parcels. If 2" meters are not needed for the commercial uses the meter may be smaller than 2" but the service must be a 2". If public and/or private fire hydrants are allowed for the commercial parcels, combination services will be required for the public fire hydrant, domestic, irrigation and fire services. All meter boxes must have touch read lids. Backflow devices may be required on commercial lots depending on the type of use on the property.
10. Connection to the existing water main will require a shutdown for a tie in inspection. There is a 12" stub from the main in Todd Road at Standish Avenue. Call Utilities Engineering for fees and scheduling. Advance notice is required.

Note: There is a private 4" high pressure natural gas main in Todd Road. Contact Sonoma County Transit at 585-7516 as well as USA.

11. If public water is requested for irrigation purposes, the applicant must install separate irrigation service(s) with a reduced pressure principle backflow device(s) per current City Standard #876. Meter size is dependent on peak demand and will be determined upon review of irrigation plans. Irrigation demand, processing and meter fees must be paid prior to issuance of permits.
12. Utilities Engineering provides the mapping of private onsite water mains and fire hydrants for the Fire Department and processes the fee collection and meter installation for the firelines. If public and/or private fire hydrants are allowed, provide two copies of the approved onsite plans showing private firelines and private fire hydrant locations to the Utilities Engineering Division prior to requesting meter sets and commencing service.
13. An Annexation Covenant prepared by the City must be executed by the property owners of all properties within the Urban Boundary prior to the water connection. The property owners must submit to Utilities Engineering a copy of the applicable grant deed and any additional information requested to show proof of title. An Annexation Covenant will not be required by the City for properties outside the Urban Boundary.
14. City and County Encroachment Permits are required for all work within the right-of-way.

**THE COUNTY OF SONOMA
PERMIT & RESOURCE MANAGEMENT DEPARTMENT**

For properties outside of the County's Urban Service Boundary:

15. The applicable responsible agencies must verify in writing that a public health threat exists which can only be resolved by extension of City water service to the impacted properties.
16. All properties served must adjoin the Urban Service Boundary (USB) along Todd Road.
17. Any water service extensions may serve existing development only. This could best be addressed by appropriate conditions in the Out-of-Service Area Agreement.
18. All applicable applications, demand and processing fees must be paid to the City.
19. The on-site water lines extended from the water mains to buildings are subject to any applicable County Plumbing Permits.
20. The City must verify that service capacity is available.
21. Any contaminated wells replaced by water service must be brought into conformance with the County well ordinance.
22. The water service extensions must be approved through an Out-of-Service-Area Agreement between the applicant and LAFCO.

IN COUNCIL DULY PASSED this 28th day of May, 2002.

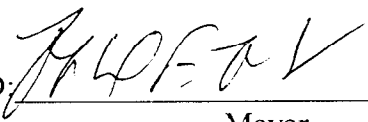
AYES: (7) Mayor Martini; Councilmember Wright, Bender, Condron, Vas Dupre,
Evans, Rabinowitsh

NOES: (0)

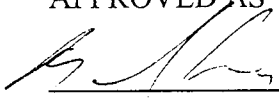
ABSENT: (0)

ABSTAIN: (0)

ATTEST: 
Assistant City Clerk

APPROVED: 
Mayor

APPROVED AS TO FORM:


City Attorney

AGENDA SUMMARY FORM

- (1) TITLE OF AGENDA ITEM: Todd Road Utility Certificates
- (2) REQUESTED AGENDA DATE: May 28, 2002 CITY MANAGER'S OFFICE CLEARANCE: _____
- (3) REQUESTED BY: COMMUNITY DEVELOPMENT Frank Kasimov
(Staff Member)
- (4) RECOMMENDED ACTION: ___ CONSENT ITEM X SCHEDULED ITEM ___ PUBLIC HEARING

(5) AGENDA SUMMARY: Nine properties along Todd Road have had their wells contaminated by petroleum hydrocarbons and methyl tertiary-butyl ether (MTBE) from leaking underground storage tanks at 365 Todd Road. All of the impacted properties are outside of the current City limits. Five of the properties are within the City's Urban Boundary, and four properties are outside of the Urban Boundary. The responsible party is under order from the Regional Water Quality Control Board and the Sonoma County Public Health Department to provide an alternate source of domestic water. Sonoma County Public Health, after reviewing a feasibility study of four alternative sources of water supply has confirmed that to be the preferred alternative is to connect to City Water.

Recommendation: Extending water service to properties outside the urban boundary and waiving of a Council policy are a matter of Council determination.

(6) ENVIRONMENTAL REVIEW STATUS:

___ NOT A PROJECT X EXEMPT PROJECT Class 3 ___ NOT A PROJECT AT THIS TIME
(Classification)

NEGATIVE DECLARATION _____ EIR CERTIFIED BY P.C. OR C.C. _____
(Circle One) (Date)

ENVIRONMENTAL CLEARANCE: C. Regier _____
(Environmental Coordinator) (Date)

(7) FINANCIAL CERTIFICATION:

DOES ITEM REQUIRE EXPENDITURE OF FUNDS: ___ YES X NO

FUNDS BUDGETED _____ ESTIMATED DOLLAR AMOUNT \$ _____
(Account Number)

RECOMMENDED SOURCE OF FUNDS IF FUNDS NOT APPROPRIATED _____

CERTIFICATION BY FINANCE DEPARTMENT
IF ITEM REQUIRES EXPENDITURE OF FUNDS: _____
(Finance Director) (Date)

(8) REVIEWED BY CITY ATTORNEY'S OFFICE:

RECOMMENDED ACTION: ___ ORDINANCE 1 RESOLUTION ___ OTHER _____

(Attorney's Office) (Date)

(9) NOTIFICATION BY CITY CLERK REQUESTED:

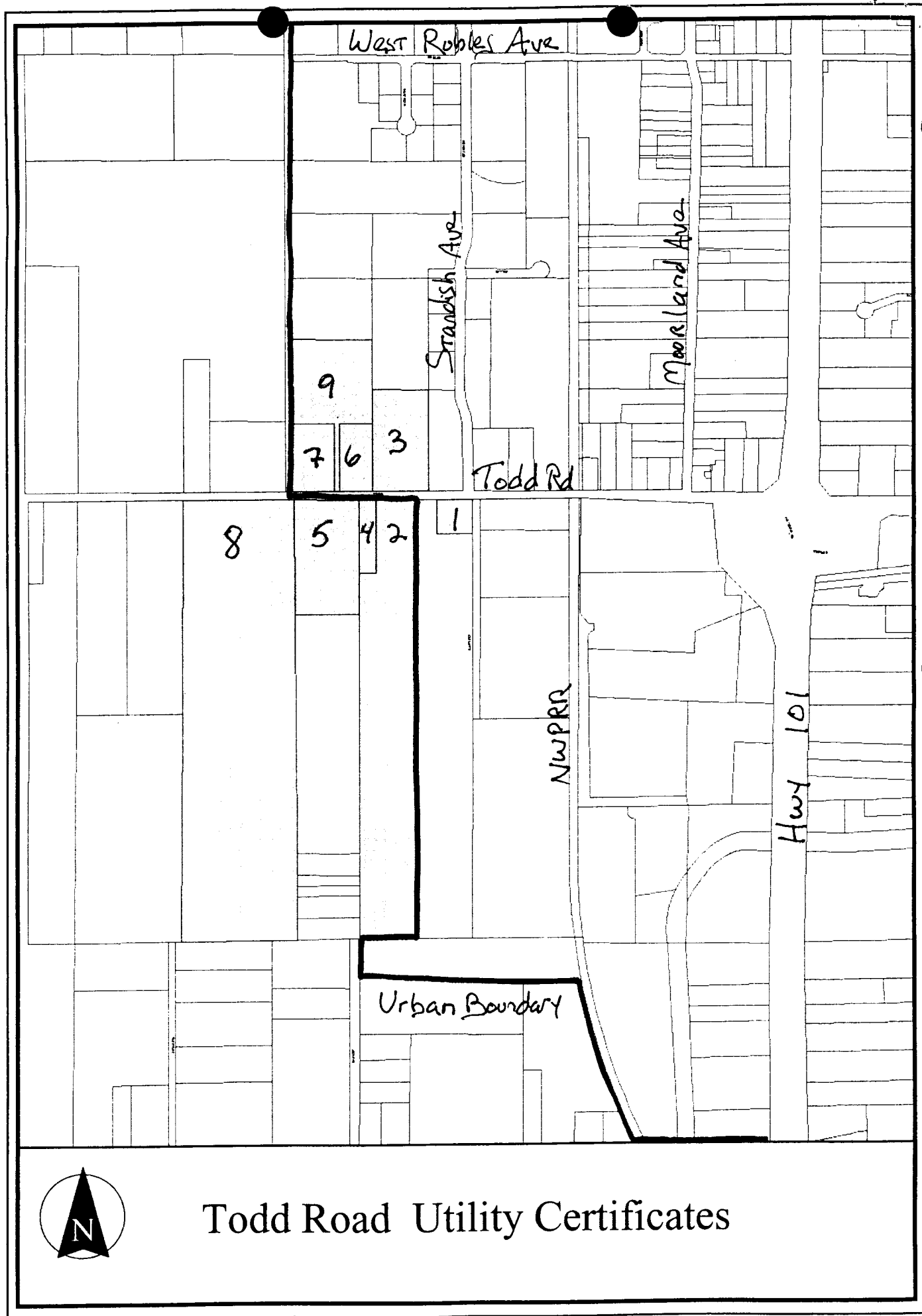
A. Patrick Lamb, EnviroNet Consulting, 3601 Regional Parkway, Suite A., Santa Rosa, CA 95403

B. See Attached List

Ken Blackman 1741 St Helena Ave. SR (04)

(10) CERTIFICATION OF ORIGINATING DEPARTMENT HEAD CA [Signature] 5/13/02
(Date)

(11) EMERGENCY SCHEDULING CLEARANCE _____
(City Manager) (Date)



Todd Road Utility Certificates

CITY OF SANTA ROSA
CITY COUNCIL

TO: MAYOR AND CITY COUNCIL
SUBJECT: TODD ROAD UTILITY CERTIFICATES
INITIATED BY: FRANK KASIMOV
DEPARTMENT OF COMMUNITY DEVELOPMENT
APPLICANT: PATRICK LAMB, ENVIRONET CONSULTING
OWNER: VARIOUS
AGENDA ACTION: RESOLUTION

ISSUE(S)

1. Should the City Council approve Utility Certificates for water service extensions for existing uses on nine Todd Road properties with contaminated wells that are outside the City limits and/or outside the Urban Boundary?

BACKGROUND

1. Nine properties along Todd Road have had their wells contaminated by petroleum hydrocarbons and methyl tertiary-butyl ether (MTBE) from leaking underground storage tanks at 365 Todd Road. To alleviate the problem, four alternative potable water supply solutions were studied, including (1) installing deeper individual wells on each property, (2) installing one or two deeper community wells in the area, (3) installing wellhead treatment on each contaminated well, and (4) connecting the contaminated properties to the City water system.
2. All of the impacted properties are outside of the current City limits. Five of the properties are within the City's Urban Boundary, and four properties are outside of the Urban Boundary.
3. Prior to bringing the request to the City Council, comments on the request were solicited from the County of Sonoma, the North Coast Regional Water Quality Control Board, and the Sonoma County Local Agency Formation Commission (LAFCO). The Sonoma County Permit and Resource Management Department submitted suggested conditions of approval which are included in the draft resolution.
4. The Sonoma County Local Agency Formation Commission (LAFCO) has the final approval authority on all utility certificates. The applicant is required to obtain an Out-of-Agency Agreement from LAFCO as a condition of project approval prior to receiving a utility connection.
5. Specifically, the request is for approval of Utility Certificates for each of the nine impacted properties, permission to extend an existing water main approximately 1,000 feet westerly along Todd Road, and to extend water services to each of the impacted properties.

**City Council Staff Report
Todd Road Utility Certificates
Page 2**

6. The following table shows the describes the properties included in the request for a Utility Certificate for water service:

Map No.	Address	Assessor's Parcel No.	Property Owner(s)	Size	Existing Use per County Assessor's records	Urban Boundary	General Plan Land Use Designation
1	300 Todd Rd	134-171-049	W F & H M Hendrickson	0.90 acre	One Single Family Residence (SFR); 1,746 square feet (sf); 3 bedrooms (br)	Inside	City General Plan: General Industry
2	306 Todd Rd	134-171-051	Ann R. Stella Tr	19.02 acres	One SFR; 1,025 sf; 2 br	Outside	County Gen. Plan: Rural Residential 5 acre minimum lot size
3	311 Todd Rd	134-102-070	Richard A. Zappa, Tr Et Al	4.67 acres	One SFR; 1,173 sf; 2 br	Inside	City General Plan: General Industry
4	330 Todd Rd	134-171-006	James & Maritza Wilson	1.0 acre	Two SFR's: (1) 840 sf; 3 br. (2) 720 sf; 1 br.	Outside	County Gen. Plan: Rural Residential 5 acre minimum lot size
5	348 Todd Rd	134-171-005	R H Richter Construction, Inc.	5.25 acres	One SFR; 924 sf; 2 br	Outside	County Gen. Plan: Rural Residential 5 acre minimum lot size
6	365 Todd Rd	134-102-024	J.E. McCaffrey Co.	2.5 acres	Bulk fuel facility; 6,800 sf	Inside	City General Plan: General Industry
7	369 Todd Rd	134-101-023	Robert S. Kolodge/Myrna Trust	2.5 acres	Auto body shop; 5,964 sf	Inside	City General Plan: General Industry
8	376 Todd Rd	134-171-004	Independent Construction Co. Inc	40.25 acres	Two SFR's; (1) 1,286 sf; 3 br; (2) 804 sf; 2 br.	Outside	County Gen. Plan: Rural Residential 5 acre minimum lot size
9	423 Todd Rd (aka 423 Bane & 423 Juniper Ave)	134-102-006	Zelrose Inc.	5.75 acres	Undeveloped; part-time caretaker in mobile home.	Inside	City General Plan: General Industry

Note: The property owners of 300 Todd Road are not interested in connecting to City water. Their well has tested as non-detect, but proximity to the contaminated site poses risk for this parcel. Due to the potential health hazard, the responsible party is requesting that this property be granted City water, as well.

ANALYSIS

1. Preferred alternative for providing water.

Of the four alternatives for providing clean water, connecting the properties to the City water system was determined by the applicant and confirmed by Sonoma County Public Health to be the preferred alternative. Connection to City water would 1) provide a permanent solution which would not require long-term monitoring or maintenance, 2) eliminate the possibility of MTBE contaminated water being drawn into the property water supplies, and 3) cost less.

2. City General Plan

General Plan Policy PSF-5e states, "Decline requests for extension of sewer and water services beyond the Urban Boundary, except in cases of existing documented health hazards and in areas where the City has agreements to provide services." The provision of water to the parcels outside the urban boundary is consistent with the General Plan in that there is a documented health hazard.

3. County General Plan

In a letter dated January 15, 2002 (attached) staff of the County of Sonoma Permit and Resource Management Department indicate that the proposal to connect the properties outside the County's Urban Service Boundary is consistent with the General Plan subject to certain conditions. These conditions are contained in the draft resolution.

4. City Council Policy 300-02 *Utility Certificates for the Extension of Water or Sewer Service to Unincorporated Areas*

Council Policy 300-02 sets forth the circumstances under which the City will consider approving the extension of water or sewer services to property situated outside the City limits and the conditions that will be attached to any approval which is granted.

5. Council Policy 300-02 - Rule 1: General Rule - 365, 369 and 423 Todd Road

The policy contains a provision under the General Rule for extending services to existing uses when the parcel meets the following criteria:

- a) The parcel must be within the City's Ultimate Urban Boundary.
- b) The existing use must be legal.
- c) The existing use must be consistent with the City's General Plan.
- d) A public health hazard must exist.

Three of the nine parcels meet these four criteria. These three parcels are 365, 369 and 423 Todd Road.

Any Utility Certificate granted under then General Rule would be subject to the following conditions:

- a) The property owner must annex the property. If the property is not annexable, the owner must agree to annex the property when it becomes annexable.
- b) The applicant must agree to fulfill City imposed improvement conditions.
- c) The extension of water or sewer services shall be limited to the specific existing use.
- d) Costs of all facilities needed to provide the approved utility service shall be paid by the applicant.

6. Council Policy 300-02 - Section 9: Requests for Policy Waiver - 300 and 311 Todd Road.

The two parcels located within the Urban Boundary but whose existing uses (residential) are inconsistent with the General Plan (industrial) do not qualify under the General Rule. If the Council wishes to extend water service to these parcels, the appropriate mechanism would be to waive the portion of the policy that requires General Plan Consistency. This action would be consistent with Section C-9 of the policy which states that "Council may waive sections of the policy if it is warranted."

A policy waiver would apply to 300 and 311 Todd Road.

7. Council Policy 300-02 - Section 8: Requests for the Extension of Service Outside the Ultimate Urban Boundary under Circumstances not Contemplated by Rules - 306, 330, 348 and 376 Todd Road.

Water service may be extended to the four parcels located outside the Urban Boundary under policy section C.8., *Requests for the Extension of Service Outside the Ultimate Urban Boundary under Circumstances not Contemplated by Rules*, which states:

"A request for City sewer and/or water service outside the Ultimate Urban Boundary under circumstances not contemplated by Rules 1-6, shall be presented to the Council for consideration and determination. Such requests are not favored and will be granted only under extraordinary circumstances. In accordance with this limitation, the City Council shall deny, approve, or approve subject to conditions any such request."

This provision would apply to the four parcels located outside the Urban Boundary: 306, 330, 348 and 376 Todd Road.

8. Existing Uses.

The General Rule, which applies to the five parcels within the Urban Boundary (two of which would require a waiver of a portion of the rule), clearly states that the "the extension of water or sewer service shall be limited to the specific existing use." The existing uses are document for all of the nine parcels as per the County of Assessor's records. The draft resolution limits the extension of water service to existing uses only for all of the properties.

9. Water main.

The Southwest Area Plan calls for the installation of a 12" water main along this section of Todd Road in the future. If the request is approved by the City Council (and LAFCO), the applicant would be required to install the planned 12-inch water main. All costs of

extending the water service, including payment of all applicable water demand fees, would be borne by the applicant.

10. Fire Department.

The Fire Department has requested, as conditions of approval, that, for properties inside the urban boundary, 1) fire hydrants be installed; 2) sufficient fire flow is available for the area buildings and operations; and 3) fire access roads be available to within 150 of all first floor walls of any building. The land uses inside the urban boundary include a bulk fuel facility, an auto body shop, and residential uses. The land uses outside the urban are residential. These requests broaden the scope of water service beyond the applicant's request for clean, potable domestic water to include water for fire protection.

11. Environmental Review

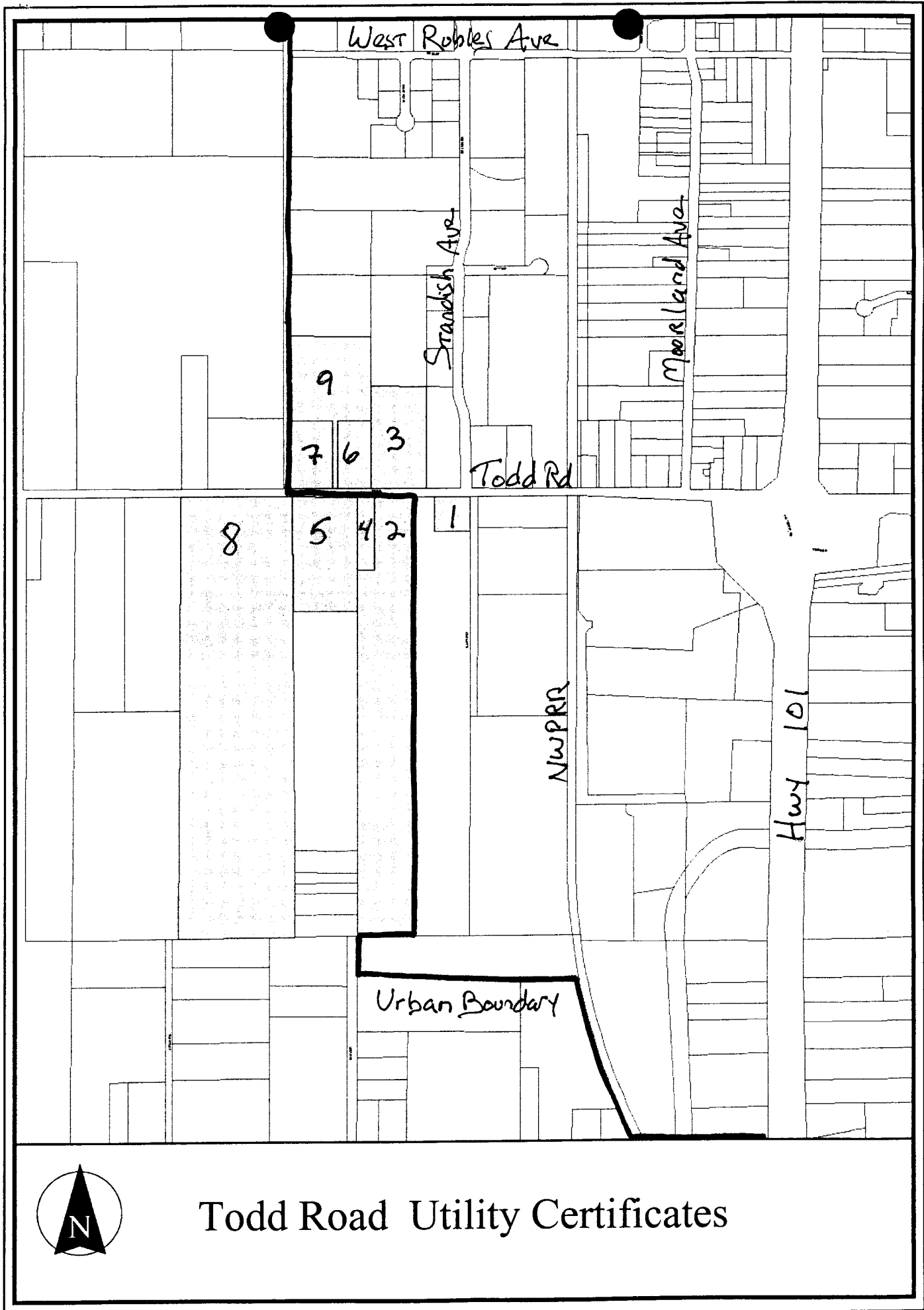
The project qualifies for a Class 3 exemption pursuant to Section 15303 of the CEQA Guidelines in that the project involves water mains to serve existing uses.

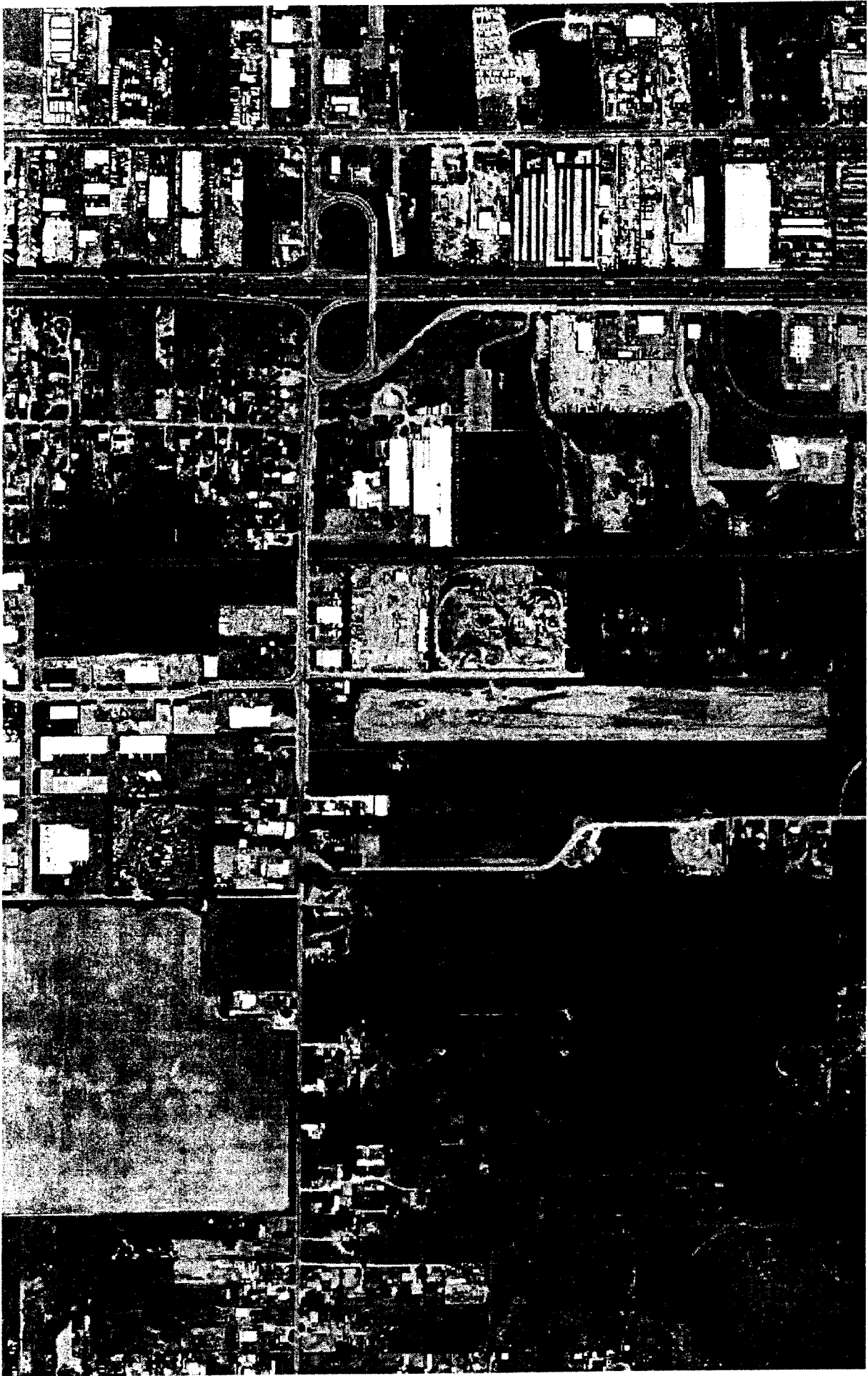
Attachments:

- Locational Map
 - Aerial photograph
 - Assessor's Parcel Maps
 - Council Policy 300-02: Utility Certificates for the Extension of Water or Sewer Service to Unincorporated Areas
 - Correspondence
1. Letter from the County of Sonoma Department of Health Services dated January 17, 2002, confirming a health risk posed at the nine subject properties.
 2. Letter from the County of Sonoma Department of Health Services dated May 22, 2000, concurring with the conclusion of the feasibility study for supplying alternate water to impacted properties that the best alternative is to connect the affected properties to Santa Rosa city water.
 3. Letter from the California Regional Water Quality Control Board dated March 8, 2000, requiring the responsible party to supply the domestic well users, who have been impacted a release of petroleum hydrocarbons and methyl tertiary-butyl ether (MTBE), an alternative potable water source.
 4. Letter from the County of Sonoma Department of Health Services dated March 10, 2000, confirming the same as the above letter from the RWQCB.
 5. Letter from the County of Sonoma Permit and Resource Management Department dated January 15, 2002, providing a General Plan analysis for the provision of City water to the affected properties.

RECOMMENDATION

Extending water service to properties outside the urban boundary and waiving of a Council policy are a matter of Council determination.





COUNTY ASSESSOR'S PARCEL MAP

TAX RATE AREA
58-000

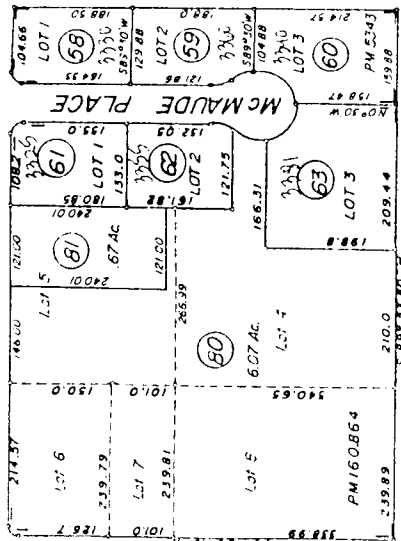
134-10

MAR 17 1995

Parcel Map 4911
Bk 232 Pg 16 Rec 3-11-76

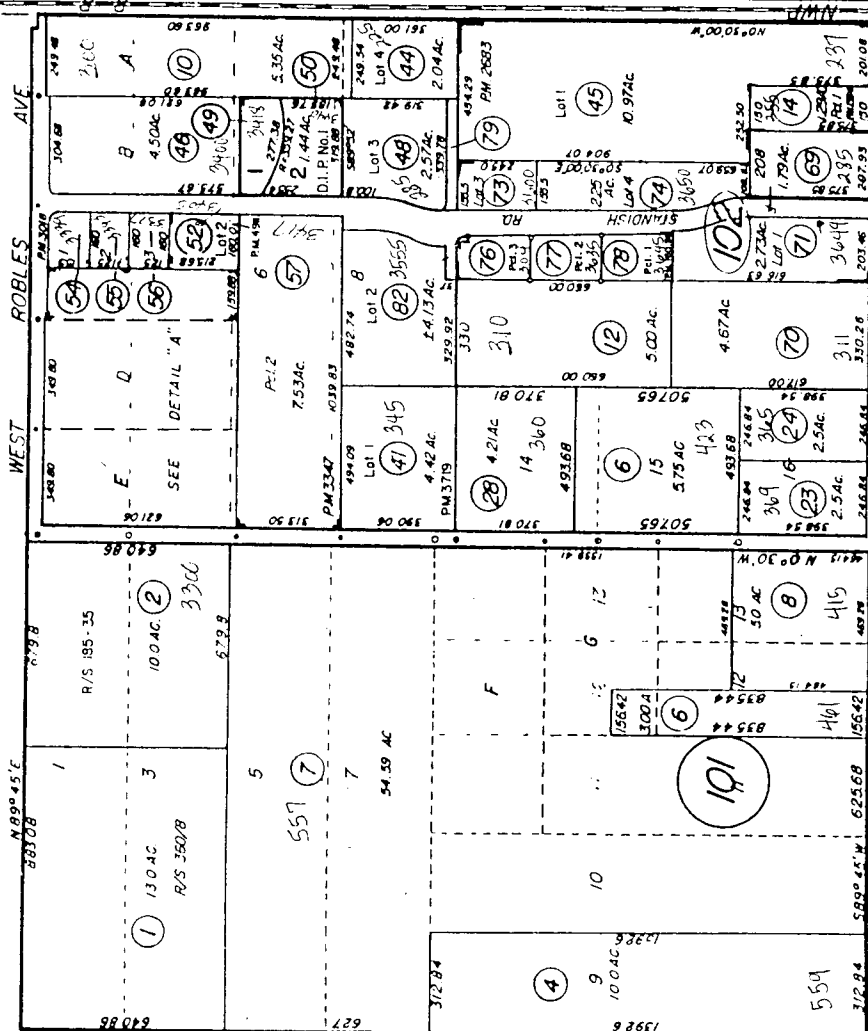
Pcl Map 3018
Bk 175 Pg 38 Rec 7-17-72

DETAIL A



Parcel Map No. 160 864
Bk 307 Pg 31, Rec 6/18/80

Parcel Map No. 5343
Bk 260 Pg 10, Rec 10/31/77



NOTE: THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSES ONLY. NO
LIABILITY IS ASSUMED FOR THE
ACCURACY OF THE DATA DELINEATED
HEREON.

GEO. DOUGLASS SUB. OF THE BUTTON RANCH

LOTS 1-16

ESTELLA L. ROSS Replat of Lots 2 and from 4 to 15

Assessor's Map Bk 13
County of Sonoma

Pcl Map 3347
Bk 176 Pg 45 Rec B/P 72
DAVENPORT INDUSTRIAL
PARK No. 1
Bk 242 Pgs 17, 14 Rec 12-1-76

Parcel Map No. 160 986
Bk 355 Pg 8, Rec 03/20/84

Parcel Map 3719
Bk 186 Pg 48 Rec 2-14-73

Parcel Map No. 3432
Bk 178 Pg 30, Rec 10/10/72

PARCEL MAP NO 1364
BOOK 109 PAGE 34

Parcel Map 2683
Bk 163 Pg 33 Rec 11-3-71

Revised
2-28-89:79 CN
3-27-91:81 CN
4-23-92:82 LSL

134-17

TAX CODE AREA
58-000
58-004

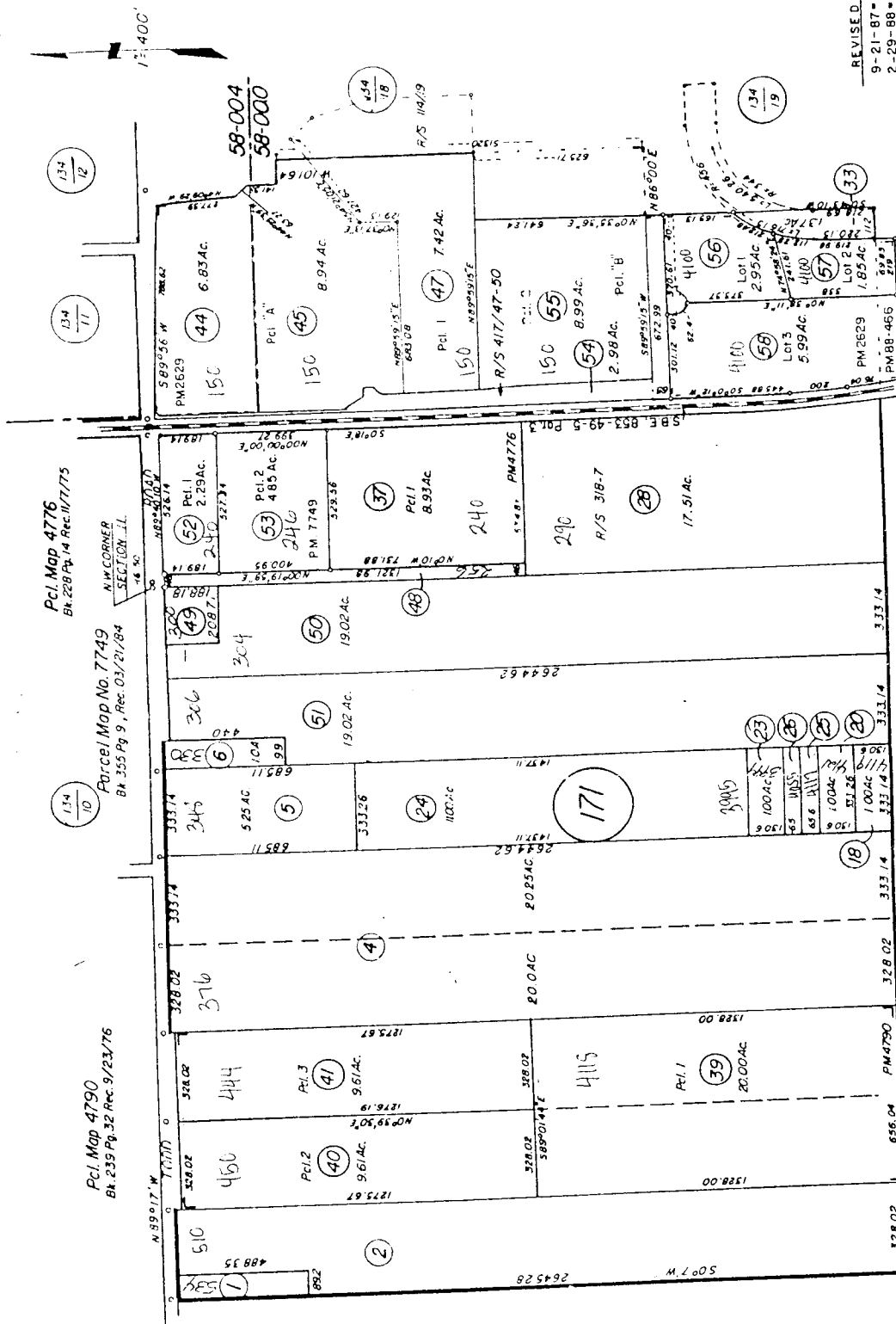
MAR 17 1995

COUNTY ASSESSOR'S PARCEL MAP

Pcl. Map 4776
Bk. 228 Pg. 14 Rec. 11/17/75

Parcel Map No. 7749
Bk. 355 Pg. 9, Rec. 03/21/84

Pcl. Map 4790
Bk. 235 Pg. 32 Rec. 9/23/76



REVISED
9-21-87-54KT
2-29-88-55LSL
4-28-92-58LSL

Pcl. Map 88-466
Bk. 484, Pg. 48-50, Rec. 12-5-91

Parcel Map 2629
Bk. 167 Pg. 27-28 Rec. 2-23-72

NOTE: THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSES ONLY. NO
LIABILITY IS ASSUMED FOR THE
ACCURACY OF THE DATA DELINEATED
HEREON.

Assessor's Map Ek 134 pg 17
Sonoma County, Calif



COUNTY of SONOMA
DEPARTMENT OF HEALTH SERVICES

Mark A. Kostielney - Director

Environmental Health Division

Jonathan J. Krug - Director

January 17, 2002

Mr. Robert L. Harder
Deputy Director-Utilities Engineering
69 Stony Circle
Santa Rosa, CA 95401

Re: Todd Road Wells, Water Main Extension Outside of City Limits

Dear Mr. Harder:

This letter is in response to your communication dated December 17, 2001 regarding a request that City water service be extended to impacted properties around the Royal Petroleum bulk plant facility at 365 Todd Road. Based on a review of information in our files, we concur with the request to the City by the responsible party.

Laboratory analysis of water from domestic wells in the area indicates detectable levels of methyl tert-butyl ether (MTBE) at concentrations above primary and secondary maximum contaminant levels (MCLs). Such concentrations constitute a health risk to residents who use these wells for a drinking water source. The affected properties are as follows:

1. 300 Todd Road A.P.N. 134-171-049
2. 306 Todd Road A.P.N. 134-171-050
3. 330 Todd Road A.P.N. 134-171-006
4. 348 Todd Road A.P.N. 134-171-005
5. 376/390 Todd Road A.P.N. 134-171-041
6. 311 Todd Road A.P.N. 134-102-070 and 134-102-012
7. 365 Todd Road A.P.N. 134-102-023 and 134-102-024
8. 369 Todd Road A.P.N. 134-101-008
9. 423 Bane A.P.N. 134-102-006

Continued monitoring of these wells indicates that MTBE contamination is persistent over time at six locations.



COUNTY of SONOMA

DEPARTMENT OF HEALTH SERVICES

8142.1
RECEIVED
55302D

Mark A. Kostielney - Director

Environmental Health Division

Jonathan J. Krug - Director

May 22, 2000

Mr. J.E. McCaffrey
The McCaffrey Offices
PO Box 2962
Petaluma, CA 94953-2962

COPY

Re: 365 Todd Road, Santa Rosa - Leaking Underground Storage Tank Site
[SCDHS-EHD Site # 01229, NCRWQCB Site # 1TSO373]

Dear Mr. McCaffrey:

On May 2, 2000 the Sonoma County Department of Health Services - Environmental Health Division (SCDHS-EHD) received a feasibility study to supply alternate water to impacted properties for the above mentioned site dated May 1, 2000 by Environet. Thank you for this feasibility study.

This Department concurs with the conclusion that the best alternative is to connect the affected properties to Santa Rosa City water. However, the Department is aware that the city may decline to supply water service outside of its sphere of influence, in which case the feasibility study will need to be re-evaluated.

Please submit a work plan to carry out the feasibility study to this Department by July 19, 2000. Please bear in mind that the work plan may also need to function as the proposal to the City of Santa Rosa for water service.

If you or your associates would like to discuss this site, I can be reached Monday through Friday at (707) 565-6575.

Sincerely,

JONATHAN TRACY, R.E.H.S.

Leaking Underground Storage Tank
Local Oversight Program

cc: Mr. Chris Igbinedion, NCRWQB JT/[01229-05.190]
Mr. Mike Mosbacher, State Cleanup Fund
Mr. Cliff Hill, Royal Petroleum
Mr. Gary Johnson, Environet



Winston H. Hickox
Secretary for
Environmental
Protection

California Regional Water Quality Control Board

North Coast Region

William A. Hoy, Chairman

DW



Gray Davis
Governor

Internet Address: <http://www.swrcb.ca.gov/~rwqcb1/>
5550 Skylane Boulevard, Suite A, Santa Rosa, California 95403
Phone (707) 576-2220 FAX (707) 523-0135

8142.1
RECEIVED

March 8, 2000

John Tracy, Director Environmental Health Division
County of Sonoma Department of Health Services
1030 Center Drive, Suite A
Santa Rosa, CA 95403-2067

Dear Mr. Tracy:

Subject: J.E. McCaffrey Company, 365 Todd Road, Santa Rosa, California
Case No. 1TSO373

Recent groundwater sampling shows that several domestic water wells have been impacted by a release of petroleum hydrocarbons and methyl tertiary-butyl ether (MtBE) emanating from the subject site. The responsible party needs to supply the domestic well users an alternative potable water forthwith and I request you as the Local Oversight Program (LOP) to require such work as soon as possible. This applies to all drinking water wells where the concentrations of the contaminants in the well exceed the detection limit.

If you have any questions, please call me at (707) 576-2669.

Sincerely,

Beth M. Lamb
Associated Engineering Geologist

BML:tmk\mccaffrey1.doc

cc: Mike Mosbacher, SWRCB, State Cleanup Fund
J.E. McCaffrey, The McCaffrey Offices, P.O. Box 2962, Petaluma, CA 94953-2962
Cliff Hill, Royal Petroleum, 1501 Petaluma Boulevard, Petaluma, CA 94952
Gary Johnson, 3601 Regional Parkway, Suite A, Santa Rosa, CA 95403

California Environmental Protection Agency



COUNTY OF SONOMA
DEPARTMENT OF HEALTH SERVICES

Mark A. Kostielney - Director

Environmental Health Division
Jonathan J. Krug - Director

March 10, 2000

Mr. J.E. McCaffrey
The McCaffrey Offices
PO Box 2962
Petaluma, CA 94953-2962

COPY

Re: 365 Todd Road, Santa Rosa - Leaking Underground Storage Tank Site
[SCDHS-EHD Site # 01229, NCRWQCB Site # 1TSO373]

Dear Mr. McCaffrey:

On March 9, 2000 the Sonoma County Department of Health Services - Environmental Health Division (SCDHS-EHD) received a letter from the North Coast Regional Water Quality Control Board (NCRWQCB). This letter requests that every property with a water well showing a petroleum or methyl tert-butyl ether detection near your site be supplied with an alternate potable water supply. On March 1, 2000, we had directed that water be supplied only to those properties that exceeded a maximum contaminate limit (MCL) or Federal Health Advisory. Given the erratic nature of MTBE detections and corresponding difficulty in predicting when a limit might be exceeded, this Department concurs with the NCRWQCB request.

This Department is directing that you complete the following interim remedial actions:

1. Supply (or continue to supply) a temporary alternate potable water supply to the residences and businesses at 376 Todd Road, 369 Todd Road, 365 Todd Road, 348 Todd Road, 330 Todd Road and 306 Todd Road immediately,
2. If future monitoring shows that additional water supply wells in this area are impacted with MTBE, please supply these properties with a potable water supply and notify this Department.
3. Pre-approval from the State Cleanup Fund for this work is recommended.

If you or your associates would like to discuss this site, I can be reached Monday through Friday at (707) 565-6575.

Sincerely,

JONATHAN TRACY, R.E.H.S.
Leaking Underground Storage Tank
Local Oversight Program

cc: Mr. Chris Igbiniedion, NCRWQB JT/ [01229-03.100]
Mr. Mike Mosbacher, State Cleanup Fund
Mr. Cliff Hill, Royal Petroleum
Mr. Gary Johnson, Environmental



COUNTY OF SONOMA
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA 95403-2829
(707) 565-1900 FAX (707) 565-1103

January 15, 2002

Mr. Bob Harder
Deputy Director, Utilities Engineering
City of Santa Rosa
69 Stony Circle
Santa Rosa, CA 95401

RE: Todd Road Water Main Extension

Dear Mr. Harder:

County staff has review the proposal to extend water service to nine properties adjoining Todd Road, east of Highway 101, in the vicinity of Juniper and Standish Avenues. Four of these properties are within the County General Plan's Urban Service Boundary (USB) and are consistent with General Plan policies related to extension of urban services. However, the five parcels on the south side of Todd Road are outside the County General Plan's Urban Service Boundary, which runs down Juniper Avenue, and extends east down Todd Road to Highway 101. The County's USB is thus different from the City's Urban Growth Boundary (UGB), which includes parcels south of Todd Rd. and west of Highway 101.

Two policies of the County General Plan address extension of water service outside USBs. These read as follows:

PF-1d: Avoid extension of sewer or water service outside of a sphere of influence or urban service area. Consider exceptions to this policy only:

- 1) where necessary to resolve a public health hazard resulting from existing development, or
- 2) where a substantial overriding public benefit authorized by policy OS-1c or OS-2c on pages 178 and 181 would result, unless LAFCO has adopted a "no annexation" policy.
- 3) Water service only may be approved for a property which is located within a water district boundary in existence as of March 1989.

Policy PF-1e: Use the following guidelines for any exception allowed by PF-1d:

- 1) the property must adjoin the urban service boundary, and where water service is requested, the property must be located within a water district boundary in existence as of March 1989.
- 2) size facilities to serve development consistent with the general plan,
- 3) include written certification that service capacity is available,
- 4) give preference to out of service area agreements rather than annexations,
- 5) require dedications of scenic easements to the extent allowed by law,
- 6) ensure that any offered term of easement is coterminous with the duration of service.

Please note that references to "water service only" apply to circumstances where service is sought from a pre-existing water district with boundaries extending outside a USB. The subject proposal appears consistent with the remaining language of the two policies above, subject to the following conditions:

1. All properties served must adjoin the USB along Todd Road.
2. The applicable responsible agencies must determine that a public health hazard exists that can only be resolved by extension of water service.
3. Any water service should be extended through an out-of-service-area agreement.
4. Any water service extended can only serve existing development. This could best be addressed by appropriate conditions in the out-of-service-area agreement.
5. The city must certify that service capacity is available.
6. The on-site water lines extending from the water mains to buildings are subject to any applicable County plumbing permits.
7. Any contaminated wells replaced by the water service must be brought into conformance with the County well ordinance. At the present time, the ordinance requires that the wells be destroyed if the contamination cannot be cleared from the well. We are presently reviewing proposed changes which may allow contaminated wells to be retained in some cases.

I hope this addresses your concerns. Please call me at 565-1949 if you have any additional questions.

Cordially,



Richard C. Rogers, ACP
Planner III

cc. Supervisor Reilly
Pete Parkinson, Deputy Director, PRMD
Greg Carr, Comprehensive Planning Manager, PRMD
Rich Holmer, Operations Division Manager, PRMD
Steve Sharpe, Administrative Analyst, County Administrator's Office
J.J. Krug, Director, Environmental Health Services
Carole Cooper, Asst. Executive Office, LAFCO
Dave Hurst, Deputy County Counsel

RECOMMENDATION: The Redevelopment Agency and the Department of Housing and Redevelopment recommend that the Council, by resolution, make benefit findings pursuant to Health and Safety Code Section 33445 and consent to the Redevelopment Agency paying costs for Bus Stop Improvements in the Southwest Redevelopment Project Area, and approve establishment of a project with an appropriation of \$300,000, the source of funds being from the Redevelopment Contribution Fund.

11.5 REPORT – REQUEST FOR WATER SERVICE FOR CALTRANS HIGHWAY 101 LANDSCAPING IMPROVEMENTS

BACKGROUND: The California Department of Transportation (Caltrans) is constructing improvements to U.S. Highway 101 between Wilfred Avenue overpass and the Route 12/101 separation. These improvements include extensive replanting of redwoods and other flora as required mitigation for the project. Caltrans has requested connections to the City water system to establish a reliable water supply for the irrigation. Most of the connections are within the City limits but three connections are in the area between the City limit and the Urban Growth Boundary (UGB). City Policy 300-02 does not include a provision for such a request and directs that such requests be brought to the City Council for approval, denial, or conditional approval.

RECOMMENDATION: Approval of a water Utility Certificate in situations not contemplated by City Policy 300-02 is a matter of Council determination. The Council should act by resolution if it wishes to approve the requested certificate.

11.6 REPORT – TODD ROAD UTILITY CERTIFICATES

BACKGROUND: Nine properties along Todd Road have had their wells contaminated by petroleum hydrocarbons and methyl tertiary-butyl ether (MTBE) from leaking underground storage tanks at 365 Todd Road. All of the impacted properties are outside of the current City limits. Five of the properties are within the City's Urban Boundary, and four properties are outside of the Urban Boundary. The responsible party is under order from the Regional Water Quality Control Board and the Sonoma County Public Health Department to provide an alternate source of domestic water. Sonoma County Public Health, after reviewing a feasibility study of four alternative sources of water supply has confirmed that the preferred alternative is to connect to the City water system.

RECOMMENDATION: Extending water service to properties outside the urban boundary and waiving of a Council policy are matters of Council

determination. The Council should act by resolution if it wishes to approve the requested certificate.

11.7 REPORT – SANTA ROSA AVENUE – CLASS II BIKE LANES

BACKGROUND: This proposed bicycle project is located along Santa Rosa Avenue between Maple Street and Burt Street. It is identified as a high priority project in the City's Bicycle & Pedestrian Master Plan and endorsed by the City's Bicycle & Pedestrian Advisory Committee as its highest priority bicycle project. In September 2001, preliminary plans were prepared for this proposed project. Staff has held two public meetings with the south Santa Rosa Avenue neighborhood to discuss draft plans regarding the installation of Class II bike lanes along this street (Maple Street to Burt Street).

RECOMMENDATION: It is recommended by the Department of Transit & Parking and Public Works that the Council, by resolution, authorize staff to proceed with design and construction of Class II bike lanes on Santa Rosa Avenue between Maple Street and Burt Street.

11.8 REPORT – SOFTWARE LICENSING AGREEMENT

BACKGROUND: The City's Information Technology Strategic Planning Committee identified consistent use of software across the organization and a move from the Corel Office Suite (WordPerfect) to the Microsoft Office Suite (Word) as essential components of office automation. The counties of California have negotiated a three-year enterprise-wide licensing agreement (EA) with Microsoft on which the City may piggyback. Pricing under this agreement is lower than the CMAS contract negotiated by the State of California. The EA provides the benefit of owning current and future software licenses City-wide for all of the core software loaded on PCs at a far lower cost than purchasing and upgrading licenses individually.

RECOMMENDATION: It is recommended by the Department of Administrative Services and the Technology Strategic Planning Committee that the City Council, by resolution, authorize the Purchasing Agent to enter into a three-year Enterprise Agreement (EA) with Microsoft for software licensing and appropriate funds from the Information Services Internal Service Fund reserves (\$181,387 for 2001-02; \$200,746 for 2002-03; and \$200,746 for 2003-04) to project 4576, Technology Upgrade Project.

Sebastopol Road from the RR-40 (Interim Rural Residential) District to the PC (Planned Community) District.

11. SCHEDULED ITEMS

*11.1 REPORT – UTILITY USERS TAX REVISION

BACKGROUND: The Sonoma County Taxpayers Association has been meeting with City staff regarding concern over the Association's belief that the City General Fund was receiving a "windfall" of revenue from the Utility User Tax, due to increases in gas and electric bills.

An arrangement was approved by the Sonoma County Tax Payers Association Board of Directors which would tie increases in Utility User Tax Revenue to the cost of living index and population growth.

RECOMMENDATION: It is recommended by the City Manager's Office and Department of Administrative Services that the City Council approve and introduce a modification to the Utility User Tax Ordinance which would implement the stated provisions; and authorize the Mayor, by resolution, to sign an administrative agreement documenting this arrangement.

11.2 REPORT – DEFERRAL OF FEES FOR COUNTY HUMAN SERVICES BUILDING (Continued from the May 21, 2002 Council Agenda)

BACKGROUND: The County of Sonoma is proposing the lease of a building to be constructed on the north side of Sebastopol Road in the vicinity of Roberts Avenue. The facility would include an office building of approximately 300,000 square feet, a parking garage, and a surface parking lot. The building would house the County Human Services Department and other County departments consisting of approximately 1200 employees. The County has been negotiating with the developer for more than a year to bring the cost of the project into the range that would allow a lease payment that would be acceptable to the County's funding agencies. In order to bring the costs to that level, it has been determined that one of the things that is needed is deferral of \$2.5 million in City fees.

RECOMMENDATION: It is recommended by the Deputy City Manager that the City Council, by motion, authorize the Deputy City Manager to negotiate the terms of a \$2.5 million fee deferral for the County Human Services Building.

11.3 REPORT – CITY CODE AMENDMENT TO REIMBURSEMENT AGREEMENT RECORDING REQUIREMENTS

BACKGROUND: City Code Chapter 21-10 establishes the basis for a reimbursement agreement between the City and a developer who constructs a public improvement which the City Engineer determines will also provide a benefit to other properties. The Code currently requires recording the agreement which is not always feasible.

RECOMMENDATION: It is recommended by the City Attorney's Office and the Utilities Department that the City Council introduce an ordinance that amends Chapter 21-10 to make recording of the agreement optional.

11.4 REPORT – FY 2001-02 BUDGET REVISION FOR SOUTHWEST REDEVELOPMENT PROJECT AREA; BENEFIT FINDINGS PURSUANT TO HEALTH AND SAFETY CODE 33445

BACKGROUND: On July 12, 2001, at the Southwest Redevelopment Project Area Committee (the "PAC") meeting, the Mayor requested that the PAC identify possible specific projects that would have immediate visual impact within the existing neighborhoods with a cost range of \$250,000 to \$300,000. The PAC's top potential community priority project consists of highly visible public improvements related to transportation and circulation, including an estimated total of 33 benches, approximately six shelters, increased capacity of the Southwest Community Park Transit Center, and other improvements to bus stops (the "Bus Stop Improvements") in the Southwest Redevelopment Project Area (the "Project Area"). The City's Transit and Parking program provides transportation services to both City and County jurisdictions in the Project Area, including an existing program for implementing improvements to bus stops.

The proposed project is consistent with the goals and objectives of the Redevelopment Agency's Redevelopment Plan, Five-Year Implementation Plan and the City/Agency/County Memorandum of Understanding for the Project Area. In order to fund the proposed project, a revision to the FY 2001-02 Redevelopment Agency Budget for the Project Area is necessary. On May 20, 2002, the Agency voted to approve a budget revision, subject to the Council's approval, which would transfer \$300,000 from the Redevelopment Contribution Fund to establish a new project for Southwest Redevelopment Bus Stop Improvements. Pursuant to Health and Safety Code Section 33445, the legislative body must consent to payment by the Agency of costs for construction of publicly owned improvements, and make certain benefit findings.

PLANNING FILES

File No: UC02-004

Project Name: TODD ROAD UTILITY CERTIFICATES

Name of Subdivision:

APN: 134-171-049; 134-102-006; 134-102-024;
134-102-070; 134-171-004; 134-171-005;
134-171-006; 134-171-051; 134-107-023

Project Address: 300 TODD RD; 306 TODD RD; 311 TODD RD;
330 TODD RD; 348 TODD RD; 365 TODD RD;
369 TODD RD; 376 TODD RD; 423 TODD RD

Status: REFERRED

Section: Correspondence Documents

NOTE: EVEN THOUGH WE TOOK EXTREME CARE TO SCAN DOCUMENTS UNDER THE PROPER CHAPTER HEADINGS, SOME DOCUMENTS MAY HAVE BEEN SCANNED TO A CHAPTER OF ANOTHER HEADING.



COUNTY of SONOMA
DEPARTMENT OF HEALTH SERVICES

8142.1

RECEIVED
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3-2-00

Mark A. Kostielney - Director

March 1, 2000

Environmental Health Division

Jonathan J. Krug - Director

Mr. J.E. McCaffrey
The McCaffrey Offices
PO Box 2962
Petaluma, CA 94953-2962

COPY

Re: 365 Todd Road, Santa Rosa - Leaking Underground Storage Tank Site
[SCDHS-EHD Site # 01229, NCRWQCB Site # 1TSO373]

Dear Mr. McCaffrey:

On February 29, 2000 the Sonoma County Department of Health Services - Environmental Health Division (SCDHS-EHD) received a notification of domestic well sampling for the above mentioned site dated February 28, 2000 by Environet. Thank you for this notification.

This Department is directing that you complete the following interim remedial actions:

1. Supply a temporary alternate potable water supply to the residence and businesses at 369 Todd Road, 365 Todd Road, and 330 Todd Road immediately, and begin quarterly sampling of these wells for MTBE by EPA Method 8260.
2. Begin monthly sampling of the water supply wells at 300 Todd Road, 306 Todd Road, 311 Todd Road, 376 Todd Road, 348 Todd Road and 423 Bane for MTBE by EPA Method 8260.
3. Repeat the portion of the sensitive receptor survey that identifies domestic water supply wells, but increase the search radius to 1500 feet.
4. Prepare a feasibility study to determine the most cost effective means of permanently supplying potable water to the properties at 369 Todd Road, 365 Todd Road, and 330 Todd Road. Include an option that increases the number of properties served to include all adjoining properties, and three more in the down gradient direction.

If you or your associates would like to discuss this site, I can be reached Monday through Friday at (707) 565-6575.

Sincerely,

JONATHAN TRACY, R.E.H.S.
Leaking Underground Storage Tank
Local Oversight Program

cc: Mr. Chris Igbinedion, NCRWQB JT/ [01229-03.010]
Mr. Mike Mosbacher, State Cleanup Fund
Mr. Cliff Hill, Royal Petroleum
Mr. Gary Johnson, Environet



California Regional Water Quality Control Board

North Coast Region

William A. Hoy, Chairman

Winston H. Hickox
Secretary for
Environmental
Protection

Internet Address: <http://www.swrcb.ca.gov/~rwqcb1/>
5550 Skylane Boulevard, Suite A, Santa Rosa, California 95403
Phone (707) 576-2220 FAX (707) 523-0135



Gray Davis
Governor

8192.1
RECEIVED
B-900D

March 8, 2000

John Tracy, Director Environmental Health Division
County of Sonoma Department of Health Services
1030 Center Drive, Suite A
Santa Rosa, CA 95403-2067

Dear Mr. Tracy:

Subject: J.E. McCaffrey Company, 365 Todd Road, Santa Rosa, California
Case No. 1TSO373

Recent groundwater sampling shows that several domestic water wells have been impacted by a release of petroleum hydrocarbons and methyl tertiary-butyl ether (MtBE) emanating from the subject site. The responsible party needs to supply the domestic well users an alternative potable water forthwith and I request you as the Local Oversight Program (LOP) to require such work as soon as possible. This applies to all drinking water wells where the concentrations of the contaminants in the well exceed the detection limit.

If you have any questions, please call me at (707) 576-2669.

Sincerely,

Beth M. Lamb
Associated Engineering Geologist

BML:tmk\mccaffrey1.doc

cc: Mike Mosbacher, SWRCB, State Cleanup Fund
J.E. McCaffrey, The McCaffrey Offices, P.O. Box 2962, Petaluma, CA 94953-2962
Cliff Hill, Royal Petroleum, 1501 Petaluma Boulevard, Petaluma, CA 94952
Gary Johnson, 3601 Regional Parkway, Suite A, Santa Rosa, CA 95403

California Environmental Protection Agency



Recycled Paper



COUNTY OF SONOMA
DEPARTMENT OF HEALTH SERVICES

RECEIVED
842.1
Mark A. Kostielney - Director

Environmental Health Division

Jonathan J. Krug - Director

March 10, 2000

Mr. J.E. McCaffrey
The McCaffrey Offices
PO Box 2962
Petaluma, CA 94953-2962

COPY

Re: 365 Todd Road, Santa Rosa - Leaking Underground Storage Tank Site
[SCDHS-EHD Site # 01229, NCRWQCB Site # 1TSO373]

Dear Mr. McCaffrey:

On March 9, 2000 the Sonoma County Department of Health Services - Environmental Health Division (SCDHS-EHD) received a letter from the North Coast Regional Water Quality Control Board (NCRWQCB). This letter requests that every property with a water well showing a petroleum or methyl tert-butyl ether detection near your site be supplied with an alternate potable water supply. On March 1, 2000, we had directed that water be supplied only to those properties that exceeded a maximum contaminate limit (MCL) or Federal Health Advisory. Given the erratic nature of MTBE detections and corresponding difficulty in predicting when a limit might be exceeded, this Department concurs with the NCRWQCB request.

This Department is directing that you complete the following interim remedial actions:

1. Supply (or continue to supply) a temporary alternate potable water supply to the residences and businesses at 376 Todd Road, 369 Todd Road, 365 Todd Road, 348 Todd Road, 330 Todd Road and 306 Todd Road immediately,
2. If future monitoring shows that additional water supply wells in this area are impacted with MTBE, please supply these properties with a potable water supply and notify this Department.
3. Pre-approval from the State Cleanup Fund for this work is recommended.

If you or your associates would like to discuss this site, I can be reached Monday through Friday at (707) 565-6575.

Sincerely,

JONATHAN TRACY, R.E.H.S.
Leaking Underground Storage Tank
Local Oversight Program

cc: Mr. Chris Igbinedion, NCRWQB JT/ [01229-03.100]
Mr. Mike Mosbacher, State Cleanup Fund
Mr. Cliff Hill, Royal Petroleum
Mr. Gary Johnson, Environet

EnviroNet

CONSULTING

May 1, 2000
Project Number 8142.1

Mr. Jonathan Tracy
Environmental Health Specialist
Department of Health Services
County of Sonoma
1030 Center Drive, Suite A
Santa Rosa, California 95403

Re: Feasibility Study - 365 Todd Road, Santa Rosa, California

Dear Mr. Tracy:

This document presents a feasibility study for providing a permanent drinking water supply to businesses and residences in the vicinity of 365 Todd Road, Santa Rosa, California. This report also provides, for background, a summary of overexcavation activities, including pit dewatering and soil and groundwater disposal at 365 Todd Road, Santa Rosa, California (Plates 1 and 2).

Background

The site came under environmental investigation because of failed tank testing in 1990. Initial investigation, consisting of 13 borings, occurred in February 1991 and was followed by additional investigation in May 1991, consisting of installation of three monitoring wells, and February 1993, consisting of installation of two monitoring wells. The investigations included the drilling and sampling of 13 borings and the drilling, installation, and sampling of five monitoring wells throughout the site (Plate 2). Seven borings (B1 through B7) and four monitoring wells (MW-1, MW-2, MW-4, and MW-5) were installed in the vicinity of the ten underground storage tanks (USTs) on the east side of the site (Plate 2), while monitoring well MW-3 and borings B11 through B13 were drilled on the west side of the site near another cluster of four USTs. The remaining borings (B8, B9, and B10) were drilled near dispensers and above ground storage tanks (Plate 2).

Also during the mid 1990s free product was passively removed from at least one of the monitoring wells (MW-1 or MW-2 or both).

PACIFIC NORTHWEST ENVIRONET GROUP, INC.

3601 REGIONAL PARKWAY, STE. A • SANTA ROSA, CA 95403
FAX 707/544-5769 TEL 707/546-9461

The boring logs of the borings (B1 through B7) and groundwater monitoring wells (MW-1, MW-2, MW-4, and MW-5) installed around the ten USTs on the east side of the site, and the analyses of soil samples collected from the borings and wells, and groundwater samples collected from the monitoring wells indicate that petroleum hydrocarbons had impacted the site's soil and groundwater. The soil analytical results from the borings indicated up to 3,800 mg/kg gasoline in the soil around the perimeter of the east tank area. In addition, the soil analytical results indicated that the entire perimeter of the east tank area was impacted to a depth of at least 12 feet (Table 1). Analytical results from the monitoring wells revealed the presence of free product in MW-1 and MW-2, while MW-5 contained moderate concentrations of gasoline, BTEX, and MTBE. No free product was observed when the wells were sampled in April 1997, although high concentrations of dissolved product were measured in MW-1 and MW-2 (Table 2).

An exploratory test pit was dug along the west side of the loading rack on February 10, 1999. The shallow soil from the test pit to a depth of approximately two feet had a strong petroleum odor. Soil samples were not collected and analyzed by an analytical laboratory; however, EnviroNet performed "headspace" measurements on the soil using a photoionization detector (PID). The measurements indicated that high concentrations of volatile petroleum hydrocarbons were to be expected in the shallow fill soil near or under the loading rack and that lesser contamination extended to at least a depth of six feet, the total depth of the test pit.

Based on the boring results, soil contamination was anticipated to be present to a minimum depth of 12 feet. Overexcavation subsequently revealed that the impacted soil extended to a depth of approximately 15 feet.

Site Lithology and Hydrology

The groundwater monitoring well boring logs indicate that beneath the surface asphalt and base rock is olive gray clay and silt to an approximate depth of 10.5 feet. Below the clay and silt is well graded sand with gravel to a depth of approximately 20 feet. Historic depths to groundwater have ranged from approximately 3.5 feet to 10.6 feet, with the highest water levels occurring in February and March.

Abandonment of Groundwater Monitoring Wells MW-1, MW-2, and MW-3

Prior to excavation, groundwater monitoring wells MW-1, MW-2, and MW-3 were abandoned. These wells were abandoned because they were in areas proposed for UST removal and probable overexcavation of contaminated soil. The wells were abandoned by overdrilling their casings, seals, and sand packs using a truck-mounted drill rig. The boreholes were filled with a bentonite cement

grout. EnviroNet obtained a permit for the well abandonments from the Sonoma County Department of Health Services (SCDHS) on November 9, 1998 and the wells were subsequently abandoned on November 13, 1998.

Temporary Tank Closure

On December 23, 1998, the 14 existing USTs at the site were temporarily closed under the direction of Mr. John Anderson of the SCDHS. The USTs were temporarily closed in preparation for subsequent UST removal. Ten USTs were present on the east side of the site and consisted of three 8,000 gallon USTs, three 12,000 gallon USTs, and four 10,000 gallon USTs (Plate 2). The USTs held gasoline and diesel. Four USTs were present on the west side of the site (Plate 2). Three USTs with capacities of 10,000 gallons, 10,000 gallons, and 8,000 gallons were clustered together, while a fourth UST, with a capacity of 6,000 gallons was located along the west property boundary (Plate 2). The three USTs clustered together held gasoline, while the fourth UST held kerosene.

Underground Storage Tank Removal and Overexcavation - West Side

Considering the size of the USTs, the number of USTs, and site logistics of an operating card lock facility, the USTs had to be removed in stages.

The four USTs on the west side of the site were removed on January 19, 1999 under the direction of Mr. Anderson of the SCDHS. Seven soil samples and one water sample were collected from the excavations as directed by the SCDHS. The soil samples contained up to 1,400 mg/kg gasoline (Table 3), while the grab groundwater sample contained 7,400 ug/L gasoline (Table 4A) with detectable BTEX and other volatile organics (Table 4B). In addition to UST removal, impacted soil, estimated at 1,000 cubic yards, was removed from this area on January 20 through 22, 1999. The soil was profiled for disposal using the sample results from the UST removal (Table 3) and additional stockpile samples were collected and analyzed between January 20, 1999 and January 29, 1999 (Table 6A). The results indicated that the stockpiled soil exceeded Class III disposal limits in Northern California typically range from 50 mg/kg to 100 mg/kg or less for total petroleum hydrocarbons. The soil, totaling 1,421.36 tons, was subsequently transported to Forward Landfill in Manteca for Class II disposal under manifest.

A total of 23 confirmation bottom and sidewall samples were collected from the west overexcavation at the locations shown on Plate 3. The analytical results ranged to a maximum of 360 mg/kg gasoline, 480 mg/kg diesel, and 370 mg/kg kerosene (Table 5). The results indicate that the great majority of impacted soil had been removed, although residual petroleum hydrocarbons remain in soil in the bottom and sidewalls of the excavated area.

Underground Storage Tank Removal and Overexcavation - East Side

UST removal activity on the east side of the site began on March 1, 1999 when asphalt and concrete were removed from over the tops of the USTs. Odorous soil and free product were noted around the exposed USTs beneath the asphalt and concrete. Asphalt and concrete removal continued on March 2 through March 4, 1999. After removal of the concrete and asphalt, the USTs began to float out of the pit. The USTs were cleaned the week of March 8, 1999 with UST removal scheduled for March 15, 1999. All ten USTs were removed from the east excavation on March 15, 1999 after measurement of lower explosive levels (LELs) and oxygen content and approval by Mr. Anderson of the SCDHS. Six of the ten USTs were loaded and hauled away on this day. The remaining four USTs were subsequently loaded and hauled away on March 16, 1999.

Based on the number of USTs present in one common excavation, John Anderson approved a modified soil sampling procedure with approximately 10-12 soil samples collected from the sidewalls and bottom of the east excavation to adequately characterize the soil. In addition, Mr. Anderson directed that two water samples be collected from the east tank excavation.

Based on the extremely large size of the east tank excavation, it was not possible to collect the required soil samples on the same day. Four soil samples were collected on March 16, 1999 at the locations shown on Plate 4. One soil sample was collected on March 17, 1999, and the remaining six soil samples were collected on March 18, 1999 (ETP-1 through ETP-11, Plate 4). The samples were analyzed for gasoline, diesel, benzene, toluene, ethylbenzene, total xylenes and MTBE at the direction of Mr. Anderson. In addition, pursuant to Mr. Anderson's direction, approximately half of the soil samples were analyzed for total lead.

Gasoline ranged from 2.3 to 5,500 mg/kg, diesel ranged from 3.4 to 1,900 mg/kg, benzene was non detect, while elevated concentrations of ethylbenzene, toluene, and total xylenes were detected. Lead was within normal background ranges for soil at a maximum of 6.3 mg/kg. The analytical results are summarized in Table 7.

Plate 4 shows both the east tank excavation sample locations and the subsequent overexcavation area and sampling locations.

The two water samples collected on March 15, 1999 from the east tank excavation indicated a high degree of groundwater impact by gasoline, diesel, BTEX, MTBE, and tert-butanol. Diesel was detected at a maximum concentration of 470,000 ug/L, gasoline at 590,000 ug/L, benzene at 880 ug/L, toluene at 1,300 ug/L, ethylbenzene at 780 mg/L, total xylenes at 12,000 ug/L, MTBE at 18,000 ug/L, and tert-butanol at 13,000 ug/L. The results are summarized in Tables 8A and 8B. Free product was present on the water in a portion of the excavation during the entire operation.

When the water in the excavation pit was pumped down, petroleum contamination was observed flowing into the excavation up from the bottom.

Excavation of contaminated soil in the east excavation began on March 15, 1999 and continued until April 16, 1999. Almost all the impacted soil was removed by April 16, 1999. One small area of soil which was not accessible, estimated at less than ten cubic yards, was subsequently removed in late April as access was gained. Overexcavation occurred in this manner due to the very large size of the excavation, the necessity to backfill and compact portions of the excavation before excavating additional soil for stability purposes, and due to the tremendous amount of water management which occurred. Impacted groundwater rose to a depth of six feet below grade when the excavation was allowed to remain open and unpumped. It was necessary to pump to keep the water out of the excavation in order to remove the impacted soil. A maximum of sixteen 21,000 gallon storage tanks were on-site at one time in which water from the excavation was pumped. The water was aerated and tested until it passed disposal requirements, after which the water was hauled to the Santa Rosa Sewage Treatment facility.

Approximately 4,750 cubic yards of soil, which totaled 6,625.72 tons, were removed from the east excavation and transported to the Forward Landfill Class II facility in Manteca under manifest. Several stockpile samples were collected at various times to document that soil with in excess of 100 mg/kg petroleum hydrocarbons was being removed and disposed (Table 6B).

A total of 24 confirmation soil samples were collected from the sidewalls and bottom of the east tank excavation as each area was exposed. Both the SCDHS and the North Coast Regional Water Quality Control Board (NCRWQCB) were kept advised of the analytical results during the excavation process. The case worker for the SCDHS was on-site on numerous occasions during the excavation process. Initial results, such as the result from sample EEXC-SW-1-10' were presented to the SCDHS, after which additional soil removal was directed. Final bottom and sidewall samples indicate that petroleum hydrocarbons remain in the sidewalls at concentrations less than 200 mg/kg for gasoline and less than 700 mg/kg for diesel (sample EXC-15-SW-12') with most samples being less than 100 mg/kg for total petroleum hydrocarbons. The analytical results are summarized in Table 9. The sample locations are shown on Plate 4.

Pit Dewatering/Groundwater Management

As mentioned above, it was necessary to dewater the excavations before removal of contaminated soil could occur. The Santa Rosa Sewage Treatment facility would receive the water under permit; however, their discharge limits had to be met (100 mg/L for diesel and gasoline, and 2.13 mg/L for BTEX combined). Initial tank sampling which occurred until March 23, 1999 revealed that the groundwater typically failed discharge limits due to excess BTEX (primarily total xylenes). After

process refinement, the water storage tank contents were typically aerated for a sufficient period of time (approximately ten hours minimum per water storage tank) that most water storage tank contents were acceptable for discharge. Water storage tank content analysis and disposal continued through the end of May 1999. A total of 47 21,000 gallon capacity water storage tank contents passed, after which the contents of the water storage tanks were pumped into trucks and hauled to the sewage treatment facility for disposal. The analytical results from the water storage tank contents are presented in Table 10.

The sewage treatment facility reports that 1,036,900 gallons of water were disposed. Their totals were based on completely full trucks, which indicates that the trucks were loaded to approximately 95% of capacity prior to transport and delivery.

Water Storage Tank Cleanup

The water storage tanks held up to several feet of sludge after all water had been removed and disposed at the sewage treatment facility. The sludge was removed from the water storage tanks and stored in bins. One representative sample was collected of the sludge and was found to contain 490 mg/kg gasoline and 2,100 mg/kg diesel (Table 11). The sludge was subsequently hauled to the Forward Landfill Class II facility in Manteca. After the sludge was removed, the water storage tanks were cleaned and returned to the vendors.

Water Supply Wells

As part of the overall site investigation in 1999, water samples were collected from two domestic wells located on the adjacent property to the west (311 Todd Road, Plate DW) owned by the Zappas. The water well samples were non detect (ND) for TPH-g, BTEX, and MTBE (Table 12).

In late 1999, Mr. McCaffrey provided the results of domestic well sampling that occurred in early 1998. The domestic wells at 365 Todd Road, 311 Todd Road, 330 Todd Road, and 369 Todd Road were sampled in late January and early February 1998 (Plate DW). MTBE was detected in the samples from 330 Todd Road and 369 Todd Road at a maximum concentration of 79 ug/L (Table 12). TPH-g was also detected; however, the analytical laboratory was contacted on March 21, 2000 and indicated that the gasoline reported was due to the presence of MTBE only.

After receipt of the analytical reports from the 1998 sampling, a comprehensive domestic well sampling program was directed by the SCDHS by letter dated January 3, 2000. Additional testing was required by the SCDHS by letter dated January 27, 2000. Domestic wells have been sampled throughout the area and MTBE has been detected at a maximum concentration of 360 ug/L (Table

12). To date, MTBE has been detected in the water from seven domestic water supply wells (306 Todd Road, 330 Todd Road, 348 Todd Road, 365 Todd Road, 369 Todd Road, and 376 Todd Road, 423 Bane Road, Plate DW) in the vicinity of the site. Based on distance, domestic water supply wells at 300 Todd Road and 311 Todd Road (Plate DW) are also threatened with MTBE contamination at this time.

By letter directives dated March 1, 2000, March 8, 2000, and March 10, 2000 from the SCDHS and from the NCRWQCB, a temporary water source is being supplied to those sites where MTBE has been detected in the domestic water supply. A permanent source of water to these sites and the other threatened sites has been directed. The sites with past detections will be placed on a quarterly monitoring program. The remaining sites have been placed on a monthly monitoring program and are currently scheduled for sampling the week of May 22, 2000. April sampling results are not yet available. Sampling includes several domestic water supply wells where detections have occurred in the past as directed by the SCDHS. If MTBE is detected in any of the water at these sites, confirmation of detections is required, and if confirmed, a potable water supply is required to be provided.

Summary

Impacted soil was removed from the east and west excavations until either satisfactory concentrations of residual contamination were reached as directed by the SCDHS or until no further excavation could occur due to site constraints such as property boundaries. Impacted groundwater was extracted, primarily from the east excavation, so that impacted soil could be removed. The impacted groundwater was remediated and discharged at the Santa Rosa Sewage Treatment facility under permit.

The excavations have been backfilled and compacted, and the surfaces have been asphalted and concreted to return them to their original condition prior to excavation.

FEASIBILITY STUDY

Introduction

Previous investigations and site remediation have generally determined the extent of soil contamination at the site (Plates 2, 3, and 4). The lateral extent of the soil contamination was confined to the areas around the former USTs, piping, and dispensers (Plates 2, 3, and 4). Soil samples were collected and analyzed from borings and excavations and revealed that the majority of the soil contamination had been removed from the site to less than 100 mg/kg.

The extent of groundwater contamination is generally undefined. Additional investigation is ongoing.

No residual free product is anticipated; however, if residual free product is present, it would probably be in the immediate vicinity of the former USTs, the piping, and/or the dispensers (Plates 2, 3, and 4). The SCDHS and the NCRWQCB have required that a potable water supply be provided to all sites with impacted or threatened water supply wells in the immediate vicinity of 365 Todd Road.

Remedial Action Goals

The remedial action goals are to provide a permanent potable water supply to all sites with impacted or threatened water supply wells in the immediate vicinity of 365 Todd Road. The area of concern extends along Todd Road from Standish Avenue to Bane Road and then north and south from Todd Road approximately 500 feet (Plate DW). Up to ten different water supply wells are currently present in the area of concern. City of Santa Rosa water currently extends to the intersection of Standish Avenue and Todd Road or approximately 800 feet from the subject site.

The goals are to:

- Provide a permanent potable water supply to all sites with domestic wells within the area of concern in the vicinity of 365 Todd Road. The water has been impacted by MTBE.
- Reduce or eliminate the migration of contaminants, primarily MTBE, from the source area to nearby water supply wells.
- Prevent the additional spread of MTBE which may be caused by nearby pumping of water supply wells.

Identification and Analysis of Remedial Action Alternatives

Guidance documents for preparing a feasibility study require that an assessment be made of the various alternatives which are evaluated in detail. The guidance documents require that a limited number of alternatives be compared as well as an evaluation of a No Action alternative as a baseline to achieve the removal action objectives.

The groundwater in the vicinity of 365 Todd Road has been impacted by petroleum hydrocarbons. MTBE has been detected in seven domestic water supply wells within 1,000 feet of the site. The

SCDHS and the NCRWQCB have required that an interim potable water supply be provided to all of the sites where MTBE has been detected in the domestic water supply. In addition, they have strongly recommended that a potable water supply be provided to the remaining threatened sites with domestic water supply wells in the vicinity of the site.

Remedial Alternatives

Various technical alternatives were screened as possible methods to provide a permanent potable water supply to the sites with impacted or threatened water supply wells in the vicinity of the site. The alternatives evaluated are listed below.

EnviroNet evaluated several alternatives. The conditions of primary importance in this feasibility study are a desire to provide a potable water supply to the site and to nearby sites as directed by the SCDHS and the NCRWQCB.

No Action

The No Action alternative is rejected because both the SCDHS and the NCRWQCB have directed that a permanent potable water supply be supplied throughout the area. Based on the presence of impacted domestic water supply wells, the site is a "high risk" groundwater site.

Potable Water Supply Alternatives

Deeper Individual Water Supply Wells

New water supply wells could be installed on each property. The depth of the MTBE impacted groundwater, which is impacting the existing wells, is unknown but presumed to be shallow. By installing new wells with much deeper seals, the impacted zone may be sealed off and water with no MTBE would then be available to each site currently impacted or threatened. Since the depth of the MTBE impact is unknown at this time, there are no assurances that the wells would be free of this contaminant once installed until additional investigation has been completed. By installing and pumping deeper wells, MTBE may be drawn into the wells, thus impacting a deeper aquifer where no impact was initially present.

Deeper Community Water Supply Wells

One or two very deep community water supply wells could be installed and operated by a community water supply company. Before installing very deep wells, the absence of MTBE in the deeper aquifer would have to be confirmed. A community water company in this area would apparently be required to meet the City of Santa Rosa Fire Protection Standards as the north side of Todd Road is within the City's sphere of influence. One or more community wells would presumably be drilled to a much greater depth than would individual wells. This would minimize the possible impact of MTBE to the well compared to shallower, individual wells.

Hookup to City Water

Santa Rosa City water currently extends to the intersection of Todd Road and Standish Avenue. The line can be extended west to Bane Road (approximately 1,000 feet) and all impacted or threatened sites can be connected to City water. Groundwater use in the area would be curtailed or eliminated which would aid in reducing the migration of MTBE away from the source area.

Wellhead Treatment

Permanent wellhead treatment systems could be installed on each well in the impacted or threatened area. Wellhead treatment systems have been shown to reduce MTBE to ND concentrations in areas where the initial values are in the 10 to 20 ug/L range or less. The higher the initial MTBE concentration in the well, the more stages of treatment would be required.

Acceptable Remedial Alternatives

All of the screened technologies are incorporated into Alternatives A through E, which are evaluated below. All alternatives were evaluated in further detail. A No Action alternative was included to provide a baseline for comparison with other alternatives. The alternatives considered for providing a potable water supply to the 365 Todd Road site and vicinity were:

- Alternative A - No Action
- Alternative B - Drill and Install Deeper Individual Wells
- Alternative C - Drill and Install Very Deep Community Well(s)
- Alternative D - Connect All Impacted and Threatened Sites to City of Santa Rosa Water
- Alternative E - Wellhead Treatment

Alternative A - No Action:

- a) Do not provide a permanent potable water supply.
- b) Continue monitoring.

Alternative B - Drill and Install Deeper Individual Wells:

- a) Drill and install deeper wells on each impacted and threatened site.
- b) Connect new wells to plumbing.
- c) Conduct periodic sampling and analysis.

Alternative C - Drill and Install Very Deep Community Well(s):

- a) Drill and install one or more very deep well(s) .
- b) Set up community water company.
- c) Plumb new well(s) to impacted and threatened sites.
- d) Comply with all County and/or City fire protection requirements.
- e) Conduct periodic sampling and analysis.

Alternative D - Connect All Impacted and Threatened Sites to City of Santa Rosa Water:

- a) Excavate and install main water line from Standish Avenue to Bane Road along Todd Road.
- b) Excavate and install connections to all threatened and impacted sites.
- c) Plumb connections to existing plumbing systems at impacted and threatened sites.
- d) Comply with all County and/or City fire protection requirements.

Alternative E - Wellhead Treatment:

- a) Test well water at each impacted and threatened site to determine system parameters.
- b) Install wellhead treatment systems at each threatened and impacted site.
- c) Plumb connections to existing plumbing systems at impacted and threatened sites.
- d) Conduct sampling and analysis as established in permit process.

Evaluation Criteria

Each alternative was evaluated for effectiveness, implementability, and cost.

Effectiveness

This criterion examines and evaluates the expected degree of success of each alternative. The following factors are considered:

- Overall Protection of Public Health and the Environment.
- Compliance with Applicable Government Requirements.
- Long-Term Effectiveness and Permanence.
- Reduction of Toxicity, Mobility, or Volume.
- Short-Term Effectiveness and Protection of Public Health During Implementation.

Implementability

This criterion evaluates the implementability of each alternative, the availability of services or materials, and its acceptance.

- Technical Feasibility - the ease or difficulty of implementing the alternative and the reliability of the technology.
- Administrative Feasibility - those activities needed to coordinate with other government offices and agencies, such as waivers and permits.
- State Regulatory Agency Acceptance.
- Community Acceptance.

Cost

This criterion evaluates the estimated capital, operation, and maintenance costs of each alternative. Capital costs include direct costs for construction, equipment, materials, and labor and the indirect costs of overhead, design, and supervision.

Alternatives Evaluation

The remedial options were evaluated for the above criteria of effectiveness, implementability, and cost.

Alternative A: No Action

Alternative A, the "No Action" alternative, is required by the National Contingency Plan and Superfund Amendments and Reauthorization Act, to provide a baseline to assess other alternatives. Under this alternative no remedial actions would be implemented.

Effectiveness

This alternative is not effective since it does not offer protection of the public health and environment. The SCDHS and the NCRWQCB have directed that a permanent potable water supply be provided to impacted and threatened sites. No Action does not meet cleanup goals and does not reduce toxicity. The contaminant impacting water supply wells at and in the vicinity of the site is MTBE. The SCDHS and the NCRWQCB have made a determination that the MTBE poses an immediate health threat and have directed immediate action consisting of providing temporary potable water supplies to impacted sites until permanent potable water supplies to impacted and threatened sites can be provided.

Implementability

This alternative does not have any technical constraints as it requires no action. SCDHS and NCRWQCB directives would be violated if no action were to occur.

Cost

Long term monitoring is estimated to cost at least \$50,000 over a five year period.

Alternative B: Drill and Install Deeper Individual Wells

Effectiveness

This alternative may provide a permanent potable water supply; however, it may draw MTBE toward the wells.

Implementability

The process has been used elsewhere to provide potable water. There are no administrative or technical restrictions or limitations to the implementation of this technology.

Cost

Alternative B has an estimated total cost of \$260,000. This estimated total cost is based on the installation and operation of up to ten deep water supply wells and long-term monitoring for five years. Annual monitoring and analysis for five years is estimated to cost \$15,000.

Alternative C: Drill and Install Very Deep Community Well(s)

Effectiveness

This alternative is protective of the public health and environment and would meet all regulatory requirements. Deep wells in excess of 600 feet have been successfully drilled in the area. Deep screened wells should generally provide adequate protection to prevent MTBE from migrating into the well(s).

Implementability

There are no technical limitations to this option. It has been indicated that fire protection requirements of the City of Santa Rosa appear to be necessary, as the north side of Todd Road is within the City's sphere of influence.

Cost

Alternative C has an estimated total cost of \$195,000. If City of Santa Rosa fire protection requirements must be met, the cost is then estimated at \$400,000 or more. Additional costs include larger diameter pipe and fire hydrants.

Alternative D: Connect All Impacted and Threatened Sites to City of Santa Rosa Water

Effectiveness

This alternative is protective of the public health and environment and would meet all regulatory requirements. A City of Santa Rosa water distribution line already extends to the intersection of

Standish Avenue and Todd Road. By extending the line 1,000 feet to the west along Todd Road, all impacted and threatened sites can be connected to City water. City water is not impacted with petroleum hydrocarbons or MTBE.

Implementability

There are no technical limitations to this option provided the City will allow all sites to be connected to City water.

Cost

Alternative D has an estimated total cost of \$200,000, which includes meeting the City of Santa Rosa fire protection requirements. The estimated cost of installing the main line is \$100 per foot for 1,000 feet. Connections to the main line are estimated to cost approximately \$7,500 each. Incidental costs are estimated at \$2,500 per site.

Alternative E: Wellhead Treatment

Effectiveness

This alternative is protective of the public health and environment and would meet all regulatory requirements. Activated carbon systems have been found to remove MTBE elsewhere at initial concentrations of 10 to 20 ug/L. This indicates that each site could be adequately treated provided sufficient units were installed at each site.

Implementability

There are no technical limitations to this option.

Cost

Alternative E has an estimated total cost of \$300,000. The cost is based on an estimated initial cost of \$10,000 per site for testing and system installation. Annual maintenance for all the sites is estimated at approximately \$10,000 for an estimated period of 20 years.

Comparison of Remedial Action Alternatives

The remedial alternatives were compared against the criteria of effectiveness, implementability and cost.

Table A: Comparison of the Remedial Action Alternatives

Potable Water Alternative	Effectiveness				
	Removal of Contaminants from Groundwater	Removal of Contaminants from Surface Water	Removal of Contaminants from Soil	Removal of Contaminants from Air	Removal of Contaminants from Sediment
Alternative A	no	unknown	no	no	n/a
Alternative B	maybe	yes	unknown	yes*	unknown
Alternative C	yes	yes	good	yes*	good
Alternative D	yes	yes	excellent	yes*	excellent
Alternative E	yes	yes	good	yes*	excellent
Potable Water Alternative	Implementability				Cost
	Technical Feasibility	Administrative Feasibility	State Acceptance	Community Acceptance	
Alternative A	yes	unknown	unknown	unknown	\$50,000
Alternative B	yes	yes	unknown	unknown	\$260,000
Alternative C	yes	yes	yes	yes**	\$400,000
Alternative D	yes	yes	yes	yes**	\$200,000
Alternative E	yes	yes	yes	yes**	\$300,000

* Provides for a clean potable water source but does not provide any cleanup of the contamination in the water-bearing zone.

** Based on statements made by owners of impacted wells.

Effectiveness

Alternative A provides no protection to the environment and does not provide a long-term solution to the potable water supply.

Alternative B involves drilling and installing new water supply wells in areas that are known to be contaminated. The effectiveness is unknown.

Alternative C involves drilling and installing very deep water supply wells. It may be possible to install the wells outside the impacted area, in which case the effectiveness should be good. Contamination may be drawn toward the wells as they are pumped. Provided the wells are installed at a great enough depth, the effectiveness should be good.

Alternative D involves connecting all sites to City of Santa Rosa water. The City water is not impacted with MTBE and groundwater withdrawal would be reduced or eliminated. This method is the most reliable and the most effective of all alternatives considered.

Alternative E requires long-term maintenance. The effectiveness of wellhead treatment is only as good as the long-term maintenance. It is unreliable due to the long-term maintenance requirements.

Alternatives B, C, D, and E appear to meet all applicable, relevant, and appropriate local and State requirements. Alternative A does not appear to meet these requirements and is therefore unacceptable. Alternatives B and C involve use of drilling equipment. Alternative D involves the use of excavation machinery and heavy equipment or trucks to move excavated soil. Alternative E requires use of trucks to import the treatment units. Proper dust control and safety measures will minimize threats to worker and public safety during the implementation of alternatives B, C, D, or E.

Implementability

Alternatives A, B, C, D, and E are fully implementable using current technology, and there appear to be no administrative constraints on implementation. Alternative D would require City of Santa Rosa approval.

Cost

Alternative A has limited costs. Alternatives B and C have less up front costs than some of the other alternatives; however, monitoring and potential drawdown of contaminants could create additional

costs. Of the remaining alternatives, Alternative D appears to be the least expensive because it appears to be the most reliable in the long run. Alternative D may require soil disposal.

Recommended Remedial Action Alternative

Alternatives B, C, D, and E all appear to meet the goal of providing a permanent potable water supply. Alternative A does not meet the goals and is rejected as an alternative. Alternative D has several advantages over the other alternatives since it appears to cost less, it provides a permanent solution which does not require long-term monitoring or maintenance, and there is no potential that MTBE contaminated groundwater will be drawn into the system. Alternative D therefore is the recommended alternative.

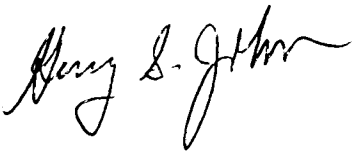
Closure

Based on a review of the permanent potable water supply alternatives, the feasibility study has identified various alternatives. Connecting all impacted and threatened sites to Santa Rosa City water was identified as the best alternative. Other alternatives were also feasible.

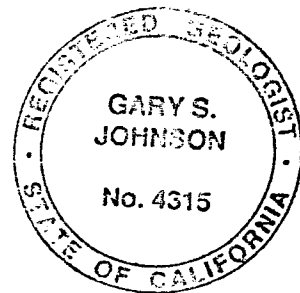
After this feasibility study is accepted by the SCDHS, a corrective action work plan will be prepared.

We trust this provides the information you require at this time. If you have any questions or comments, please call (707) 546-9461.

Sincerely,
EnviroNet Consulting



Gary S. Johnson
Registered Geologist No. 4315



Expires February 28, 2002

Attachments

Plate 1:	Site Location Map
Plate 2:	Site Plan - Boring and Monitoring Well Locations
Plate 3:	Site Plan - West Excavation
Plate 4:	Partial Site Plan - East Tank Pit and Overexcavation
Plate DW:	Site Plan - Domestic and Commercial Water Supply Wells
Key to Tables	
Table 1:	Analytical Results of Boring Soil Samples
Table 2:	Partial Analytical Results of Groundwater Samples - Monitoring Wells
Table 3:	Soil Sample Analytical Results - West Tank Pits
Table 4A:	Groundwater Sample Analytical Results - West Tank Pit - 8020
Table 4B:	Groundwater Sample Analytical Results - West Tank Pit - 8260
Table 5:	West Pit Overexcavation Soil Sample Results
Table 6A:	West Pit Overexcavation Stockpile Soil Sample Results
Table 6B:	East Pit Overexcavation Stockpile Soil Sample Results
Table 7:	Soil Sample Analytical Results - East Tank Pit
Table 8A:	Groundwater Sample Analytical Results - East Tank Pit - TPH + BTEX
Table 8B:	Groundwater Sample Analytical Results - East Tank Pit - Oxygenators and Lead Scavengers
Table 9:	East Pit Overexcavation Soil Sample Results
Table 10:	Storage Tank Water Sample Results
Table 11:	Water Tank Sludge Sample Results
Table 12:	Water Supply Well Sample Results

Distribution List
Project Number 8142.1

Royal Petroleum
Mr. Clif Hill
1501 Petaluma Blvd. South
Petaluma, CA 94952

Mr. Jim McCaffrey
J.E. McCaffrey Company
P.O. Box 2962
Petaluma, CA 94953

Ms. Beth Lamb
North Coast Regional Water Quality Control Board
5550 Skylane Blvd., Suite A
Santa Rosa, CA 95403

Mr. Marty Bryce
West America Bank
200 Washington Street
Petaluma, CA 95452

KEY TO TABLES
365 Todd Road, Santa Rosa, California

TPH-g	=	Total petroleum hydrocarbons in the gasoline range
TPH-d	=	Total petroleum hydrocarbons in the diesel range
TPH-mo	=	Total petroleum hydrocarbons in the motor oil range
TPH-k	=	Total petroleum hydrocarbons in the kerosene range
B	=	Benzene
T	=	Toluene
E	=	Ethylbenzene
X	=	Total xylenes
Pb	=	Lead
MTBE	=	Methyl tertiary butyl ether
DIPE	=	Diisopropyl ether
ETBE	=	Ethyl-t-butyl ether
TAME	=	Tert-amyl methyl ether
8020	=	EPA Analytical Method for aromatic hydrocarbons (BTEX)
8260	=	EPA Analytical Method using Mass Spectrometry to detect Volatile Organic Hydrocarbons (modified for detection of five oxygenators)
mg/kg	=	Milligrams per kilogram
ug/L	=	Micrograms per liter
ND	=	Not detected
NA	=	Not analyzed
FP	=	Free phase petroleum hydrocarbons

**Table 1: Analytical Results of Boring Soil Samples
365 Todd Road, Santa Rosa, California**

Sample Number	Date	TPH-g mg/kg	TPH-d/ TPH-mo mg/kg	B mg/kg	T mg/kg	E mg/kg	X mg/kg	Pb ug/L
B-1-4.5-5.0	02/06/91	ND	NA	0.012	ND	0.0028	ND	62
B-1-11.5-12	02/06/91	200	170/ND	ND	0.072	0.56	2.2	23
B-2-4.5-5.0	02/06/91	ND	NA	0.068	ND	0.018	ND	58
B-2-11.5-12.0	02/06/91	200	290/ND	0.28	ND	0.95	5.0	24
B-3-4.5-5.0	02/06/91	460	NA	0.27	2.5	3.8	28	61
B-3-11.5-12.0	02/06/91	550	100/ND	1.3	5.8	4.4	35	20
B-3-14.5-15.0	02/06/91	ND	NA	0.017	ND	0.0032	0.0096	27
B-4-4.5-5.0	02/06/91	400	NA	0.62	2.4	4.3	26	36
B-4-11.5-12.0	02/06/91	71	NA	0.17	0.57	0.43	2.6	ND
B-5-4.5-5.0	02/06/91	56	NA	0.22	0.2	0.38	2.2	36
B-5-11.5-12.0	02/06/91	10	NA	0.7	1.9	1.6	11	ND
B-6-4.5-5.0	02/06/91	8.2	NA	0.14	0.20	0.044	0.35	60
B-6-11.5-12.0	02/06/91	1,300	530/ND	1.8	1.3	7.4	67	25
B-7-4.5-5.0	02/06/91	330	NA	0.9	4.9	2.7	20	39
B-7-11.5-12.0	02/06/91	3,800	NA	15	130	46	340	16
B-8-4.5-5.0	02/06/91	ND	NA	ND	ND	ND	ND	34
B-8-11.5-12.0	02/06/91	ND	NA	ND	ND	ND	ND	26
B-9-4.5-5.0	02/06/91	1.1	9.2/ND	ND	ND	ND	ND	43
B-9-11.5-12.0	02/06/91	ND	ND/ND	ND	ND	ND	ND	19

**Table 1 Continued: Analytical Results of Boring Soil Samples
365 Todd Road, Santa Rosa, California**

Sample Number	Date	TPH-g mg/kg	TPH-d/ TPH-mo mg/kg	B mg/kg	T mg/kg	E mg/kg	X mg/kg	Pb/ MTBE ug/L/ mg/kg
B-10-4.5-5.0	02/06/91	ND	NA/NA	ND	ND	ND	ND	8/NA
B-10-11.5-12	02/06/91	ND	NA/NA	ND	ND	ND	ND	4/NA
B-11-4.5-5.0	02/06/91	ND	NA/NA	0.0072	ND	ND	ND	20/NA
B-11-11.5-12.0	02/06/91	ND	NA/NA	ND	ND	ND	ND	4/NA
B-12-4.5-5.0	02/06/91	1.6	NA/NA	0.0033	ND	ND	ND	29/NA
B-12-11.5-12.0	02/06/91	570	NA/NA	ND	ND	ND	ND	26/NA
B-13-4.5-5.0	02/06/91	1.4	NA/NA	0.032	0.0041	ND	0.0033	27/NA
B-13-11.5-12.0	02/06/91	ND	NA/NA	0.022	0.0028	ND	ND	24/NA
MW-4-5.5	02/10/93	ND	ND/NA	ND	ND	ND	ND	NA/NA
MW-5-11	02/10/93	ND	ND/NA	ND	ND	ND	ND	NA/NA
B-101-15'	08/29/00	ND	NA/NA	ND	ND	ND	ND	NA/ ND
B-102-15'	08/29/00	ND	NA/NA	ND	ND	ND	ND	NA/ ND
B-103-15'	08/29/00	ND	NA/NA	ND	ND	ND	ND	NA/ ND
B-104-15'	08/30/00	ND	NA/NA	ND	ND	ND	ND	NA/ ND
B-105-13'	08/30/00	ND	NA/NA	ND	ND	ND	ND	NA/ ND

**Table 1 Continued: Analytical Results of Boring Soil Samples
365 Todd Road, Santa Rosa, California**

Sample Number	Date	TPH-g mg/kg	TPH-d/ TPH-mo mg/kg	B mg/kg	T mg/kg	E mg/kg	X mg/kg	Pb/ MTBE ug/L/ mg/kg
B-106-13'	08/30/00	ND	NA/NA	ND	ND	ND	ND	NA/ ND
MW-6-5'	08/28/00	ND	ND/NA	ND	ND	ND	ND	NA/ ND
MW-6-10'	08/28/00	ND	ND/NA	ND	ND	ND	ND	NA/ ND
MW-6-15'	08/28/00	ND	ND/NA	ND	ND	ND	ND	NA/ ND
MW-7-5'	08/28/00	ND	ND/NA	ND	ND	ND	ND	NA/ ND
MW-7-10'	08/28/00	ND	ND/NA	ND	ND	ND	ND	NA/ ND
MW-7-15'	08/28/00	ND	ND/NA	ND	ND	ND	ND	NA/ ND
MW-8-5'	08/28/00	ND	ND/NA	ND	ND	ND	ND	NA/ ND
MW-8-10'	08/28/00	ND	ND/NA	ND	ND	ND	ND	NA/ ND
MW-8-15'	08/28/00	ND	ND/NA	ND	ND	ND	ND	NA/ ND
MW-9-5'	08/28/00	ND	ND/NA	ND	ND	ND	ND	NA/ ND

**Table 1 Continued: Analytical Results of Boring Soil Samples
365 Todd Road, Santa Rosa, California**

Sample Number	Date	TPH- g mg/kg	TPH-d/ TPH-mo mg/kg	B mg/kg	T mg/kg	E mg/kg	X mg/kg	Pb/ MTBE ug/L/ mg/kg
MW-9-10'	08/28/00	ND	ND/NA	ND	ND	ND	ND	NA/ ND
MW-9-15'	08/28/00	ND	ND/NA	ND	ND	ND	ND	NA/ ND
MW-10-5'	08/28/00	ND	ND/NA	ND	ND	ND	ND	NA/ ND
MW-10-10'	08/28/00	ND	ND/NA	ND	ND	ND	ND	NA/ ND
MW-10-15'	08/28/00	ND	ND/NA	ND	ND	ND	ND	NA/ ND
MW-11-5'	08/29/00	ND	ND/NA	ND	ND	ND	ND	NA/ ND
MW-11-10'	08/29/00	ND	ND/NA	ND	ND	ND	ND	NA/ ND
MW-11-15'	08/29/00	ND	ND/NA	ND	ND	ND	ND	NA/ ND
MW-12-5'	08/29/00	ND	ND/NA	ND	ND	ND	ND	NA/ ND
MW-12-10'	08/29/00	ND	ND/NA	ND	ND	ND	ND	NA/ ND
MW-12-15'	08/29/00	ND	ND/NA	ND	ND	ND	ND	NA/ ND
MW-13-5'	08/29/00	ND	ND/NA	ND	ND	ND	ND	NA/ ND

Table 2 Continued: Analytical Results of Boring Soil Samples
365 Todd Road, Santa Rosa, California

Sample Number	Date	TPH- g mg/kg	TPH-d/ TPH-mo mg/kg	B mg/kg	T mg/kg	E mg/kg	X mg/kg	Pb/ MTBE ug/L/ mg/kg
MW-13-10'	08/29/00	ND	ND/NA	ND	ND	ND	ND	NA/ ND
MW-13-15'	08/29/00	ND	ND/NA	ND	ND	ND	ND	NA/ ND
MW-14-5'	08/30/00	ND	ND/NA	ND	ND	ND	ND	NA/ ND
MW-14-10'	08/30/00	ND	ND/NA	ND	ND	ND	ND	NA/ ND
MW-14-15'	08/30/00	ND	ND/NA	ND	ND	ND	ND	NA/ ND
MW-15-5'	08/30/00	ND	ND/NA	ND	ND	ND	ND	NA/ ND
MW-15-10'	08/30/00	ND	4.7/NA	ND	ND	ND	ND	NA/ ND
MW-15-15'	08/30/00	ND	ND/NA	ND	ND	ND	ND	NA/ ND

**Table 2: Partial Analytical Results of Groundwater Samples - Monitoring Wells
365 Todd Road, Santa Rosa, California**

Sample Number	Date	TPH-g	TPH-d	B	T	E	X	MTBE
		ug/L						
MW-1	02/24/93	FP=0.33'	NA	NA	NA	NA	NA	NA
	03/10/93	FP=0.32'	NA	NA	NA	NA	NA	NA
	04/16/97	150,000	1,700**	5,200	7,200	2,200	13,000	4,500
MW-2	02/24/93	FP=0.01	NA	NA	NA	NA	NA	NA
	03/10/93	Sheen	NA	NA	NA	NA	NA	NA
	04/16/97	89,000	210**	1,900	1,000	900	3,500	23,000
MW-3	02/24/93	800	750	240	0.884	ND	1.4	NA
MW-4	02/24/93	ND	ND	ND	ND	ND	ND	NA
	09/05/00	ND	ND	ND	ND	ND	ND	130(a)
MW-5	02/24/93	4,100	1,100*	1,700	12	180	190	NA
	03/10/93	NA	NA	NA	NA	NA	NA	NA
	04/21/97	5,040	ND	35	ND	ND	ND	5,000
	09/05/00	ND	ND	ND	ND	ND	ND	61(b)
MW-6	09/05/00	ND	ND	ND	ND	ND	ND	96(b)
MW-7	09/05/00	ND	160	ND	ND	ND	ND	20(c)

- * = The positive result for petroleum hydrocarbons as diesel does not appear to have a typical diesel pattern.
- ** = High boiling components of gasoline. No diesel pattern observed in chromatogram.
- (a) = ND for DIPE, ND for ETBE, 0.72 ug/L for TAME, and 12 ug/L for tert-butanol.
- (b) = ND for DIPE, ETBE, TAME, and tert-butanol.
- (c) = ND for DIPE, ND for ETBE, 11 ug/L for TAME, and ND for tert-butanol.

**Table 2 Continued: Partial Analytical Results of Groundwater Samples - Monitoring Wells
365 Todd Road, Santa Rosa, California**

Sample Number	Date	TPH-g	TPH-d	B	T	E	X	MTBE
		ug/L						
MW-8	09/05/00	ND	ND	ND	ND	ND	ND	11(a)
MW-9	09/05/00	ND	ND	ND	ND	ND	ND	8,600(a)
MW-10	09/05/00	ND	100	ND	ND	ND	ND	500(a)
MW-11	09/05/00	64	ND	17	ND	2.9	1.6	3.5(a)
MW-12	09/05/00	ND	ND	ND	ND	0.99	1.8	0.59(a)
MW-13	09/05/00	ND	ND	ND	ND	ND	ND	ND(a)
MW-14	09/05/00	ND	ND	ND	ND	ND	ND	ND(a)
MW-15	09/05/00	ND	ND	ND	ND	ND	ND	460(b)

(a) = ND for DIPE, ETBE, TAME, and tert-butanol.

(b) = ND for DIPE, ND for ETBE, 0.84 ug/L for TAME, and 31 ug/L for tert-butanol.

Table 3: Soil Sample Analytical Results - West Tank Pits
365 Todd Road, Santa Rosa, California

Sample Number	Date	TPH-g	B	T	E	X	TPH-k
		mg/kg					
NS-1-8.5'	01/19/99	47	ND	ND	ND	ND	NA
NS-2-10.0'	01/19/99	120	ND	ND	ND	ND	NA
WW-1-6.5'	01/19/99	ND	ND	ND	ND	ND	ND
WW-2-9.0'	01/19/99	1,400	ND	ND	4.3	ND	NA
SS-1-8.5'	01/19/99	12	ND	ND	ND	ND	NA
KT-NS-8.0'	01/19/99	ND	ND	ND	ND	ND	ND
KT-EW-8.5'	01/19/99	ND	ND	ND	ND	ND	ND

Table 4A: Groundwater Sample Analytical Results - West Tank Pit - 8020
365 Todd Road, Santa Rosa, California

Sample Number	Date	TPH-g	B	T	E	X
		ug/L				
Tank Pit Water	01/21/99	7,400	ND*	ND*	ND*	ND*

* ND at elevated detection limits due to the presence of gasoline in the sample.
 See Table 4B for BTEX results with lower detection limits by Method 8260.

Table 4B: Groundwater Sample Analytical Results - West Tank Pit - 8260
365 Todd Road, Santa Rosa, California

Sample Number	Date	B	T	E	X	1	2	3	4	5	6	7
		ug/L										
Tank Pit Water	01/21/99	540	580	190	317	14	13	38	84	270	72	140

- 1 = Trichlorofluoromethane
- 2 = Isopropyl benzene
- 3 = n-Propylbenzene
- 4 = 1,3,5-Trimethylbenzene
- 5 = 1,2,4-Trimethylbenzene
- 6 = n-Butylbenzene
- 7 = Naphthalene

Table 5: West Pit Overexcavation Soil Sample Results
365 Todd Road, Santa Rosa, California

Sample Number	Date	TPH-g	B	T	E	X	TPH-d	TPH-k
		mg/kg						
South West Bottom-1-13.0'	01/20/99	ND	ND	ND	ND	ND	NA	NA
South West Side Wall-2-9.5'	01/20/99	ND	ND	ND	ND	ND	ND	ND
Bottom Sample-3-13.0'	01/20/99	360	ND	ND	4.7	1.4	NA	NA
Insitu Sample-1-8'	01/20/99	ND	ND	ND	ND	ND	NA	NA
Bottom Sample-4-13.5'	01/21/99	3.7	ND	ND	ND	ND	NA	NA
Bottom Sample-5-13.5'	01/21/99	6.1	ND	ND	ND	ND	NA	NA
Southern Sidewall-6-4'	01/21/99	1.6	ND	ND	ND	ND	NA	NA
Southern Sidewall-7-8'	01/21/99	ND	ND	ND	ND	ND	NA	NA
Southern Sidewall-8-8'	01/21/99	ND	ND	ND	ND	ND	NA	NA
Bottom Sample-9-13.5'	01/21/99	270	ND	ND	0.68	3.6	NA	NA
Bottom Sample-10-14'	01/21/99	ND	ND	ND	ND	ND	18	14
Bottom Sample-11-16'	01/21/99	ND	ND	ND	ND	ND	NA	NA
Western Sidewall-12-13'	01/21/99	ND	ND	ND	ND	ND	NA	NA
Northern Sidewall-13-14'	01/21/99	2	ND	ND	ND	ND	NA	NA
Southern Sidewall-14-5'	01/22/99	ND	ND	ND	ND	ND	NA	NA
Northern Sidewall-15-10'	01/22/99	ND	ND	ND	ND	ND	ND	ND
Northern Sidewall-16-7'	01/22/99	ND	ND	ND	ND	ND	ND	ND
Western Sidewall-17-7'	01/22/99	ND	ND	ND	ND	ND	11	4.3
Bottom Sample-18-13.5'	01/22/99	47	ND	ND	ND	ND	480	370
Northern Sidewall-19-9'	01/22/99	ND	ND	ND	ND	ND	NA	NA
Northern Sidewall-20-6'	01/22/99	ND	ND	ND	ND	ND	NA	NA
Western Sidewall-21-9'	01/22/99	2.4	ND	ND	ND	ND	NA	NA
Western Sidewall-22-10'	01/22/99	45	ND	ND	ND	ND	460	350

Table 6A: West Pit Overexcavation Stockpile Soil Sample Results
365 Todd Road, Santa Rosa, California

Sample Number	Date	TPH-g	B	T	E	X	TPH-d	Pb
		mg/kg						
Stockpile Composite 1,2,3,4	01/20/99	19	ND	ND	0.089	0.23	20	8.5
Composite Stockpile 5,6,7,8	01/29/99	40	ND	ND	ND	ND	360	9.2
Composite Stockpile 9,10,11,12	01/29/99	20	ND	ND	ND	ND	120	6.4

Table 6B: East Pit Overexcavation Stockpile Soil Sample Results
365 Todd Road, Santa Rosa, California

Sample Number	Date	TPH-g	B	T	E	X	TPH-d	MTBE
		mg/kg						
SP 1,2,3,4 (Comp 4:1)	03/17/99	1,600	ND	ND	15	60	570	ND
SP-41699 (Comp 4:1)	04/16/99	110	ND	ND	ND	ND	560	ND
Comp 4	04/26/99	NA	NA	NA	NA	NA	270	NA

**Table 7: Soil Sample Analytical Results - East Tank Pit
365 Todd Road, Santa Rosa, California**

Sample Number	Date	TPH-g	B	T	E	X	MTBE	TPH-g	Pb
		mg/kg							
ETP-1-SW-9'	03/16/99	1,300	ND	ND	9.8	ND	ND	1,900	NA
ETP-2-SW-10'	03/16/99	360	ND	ND	0.63	ND	ND	630	6.3
ETP-3-B-12'	03/16/99	290	ND	ND	1.1	ND	ND	750	NA
ETP-4-SW-8'	03/16/99	1,100	ND	ND	11	61	ND	910	6
ETP-5-SW-9'	03/17/99	2,900	ND	ND	31	160	ND	1,900	NA
ETP-6-SW-8'	03/18/99	1,000	ND	ND	11	100	ND	310	ND
ETP-7-SW-8'	03/18/99	39	ND	ND	ND	0.095	ND	18	NA
ETP-8-SW-8'	03/18/99	2.3	ND	ND	ND	0.087	ND	3.4	ND
ETP-9-SW-8'	03/18/99	63	ND	0.036	0.1	1	ND	37	NA
ETP-10-SW-8'	03/18/99	5,500	ND	39	48	540	ND	520	5.1
ETP-11-SW-8'	03/18/99	2,700	ND	0.75	2.2	37	4.5	66	NA

Table 8A: Groundwater Sample Analytical Results - East Tank Pit
TPH-g, TPH-d, BTEX
365 Todd Road, Santa Rosa, California

Sample Number	Date	TPH-d	TPH-g	B	T	E	X
		ug/L					
ETP-S-Water	03/15/99	96,000	29,000	880	1,300	570	8,500
ETP-N-Water	03/15/99	470,000	590,000	540	850	780	12,000

Table 8B: Groundwater Sample Analytical Results - East Tank Pit
Oxygenators and Lead Scavengers
365 Todd Road, Santa Rosa, California

Sample Number	Date	MTBE	DIPE	ETBE	TAME	Tert-Butanol	Lead Scavengers
		ug/L					
ETP-S-Water	03/15/99	18,000	ND	ND	32	13,000	ND
ETP-N-Water	03/15/99	18,000	ND	ND	ND	10,000	ND

Table 9: East Pit Overexcavation Soil Sample Results
365 Todd Road, Santa Rosa, California

Sample Number	Date	TPH-g	B	T	E	X	MTBE	TPH-l
		mg/kg						
EEXC-SW-1-10'	03/16/99	240	ND	ND	ND	ND	ND	770
EEXC-SW-2-10'	03/16/99	1.1	ND	ND	ND	ND	ND	ND
EXC-3-SW-3'	03/29/99	ND	ND	ND	ND	ND	ND	1.6
EXC-4-SW-5'	03/29/99	31	ND	ND	ND	ND	ND	200
EXC-5-B-15'	03/29/99	ND	ND	ND	ND	ND	ND	2
EXC-6-SW-10'	03/29/99	ND	ND	ND	ND	ND	ND	ND
EXC-7-SW-10'	03/29/99	10	ND	ND	ND	ND	ND	26
EXC-8-B-14'	03/29/99	1,500	ND	ND	1.6	ND	ND	4,900
EXC-9-B-14'	03/29/99	500	ND	ND	2.6	3.1	ND	520
EXC-10-B-14'	03/29/99	260	ND	ND	0.87	6.8	ND	54
EXC-11-B-16'	03/29/99	ND	ND	ND	ND	ND	ND	ND
EXC-12-B-16'	03/29/99	ND	ND	ND	ND	ND	ND	ND
EEXC-13-B-16'	04/07/99	ND	ND	ND	ND	ND	ND	ND
EEXC-14-SW-6'	04/07/99	ND	ND	ND	ND	ND	ND	ND
EEXC-15-SW-12'	04/07/99	180	ND	ND	44	ND	ND	610
EEXC-16-B-16'	04/07/99	ND	ND	ND	ND	ND	ND	ND
EEXC-17-SW-13'	04/07/99	5.6	ND	ND	ND	ND	ND	2.1
EEXC-18-SW-14'	04/07/99	3.8	ND	ND	ND	ND	ND	6.3
EEXC-19-SW-10'	04/07/99	ND	ND	ND	ND	ND	ND	ND
EEXC-20-SW-14'	04/07/99	100	ND	ND	ND	ND	ND	140
EEXC-21-SW-5'	04/07/99	ND	ND	ND	ND	ND	ND	2.9
EEXC-22-B-11	04/16/99	ND	ND	ND	ND	ND	ND	ND
EEXC-23-SW-8'	04/16/99	ND	ND	ND	ND	ND	ND	ND
EEXC-24-SW-7'	04/16/99	ND	ND	ND	ND	ND	ND	ND

Table 10: Storage Tank Water Sample Results
365 Todd Road, Santa Rosa, California

Sample Number	Sample Date	TPH	MTBE	B	AT	E	X	THP
ug/L								
Tank 238655	02/11/99	1,400	20,000	77	160	15	98	140,000
Water-Tank	03/18/99	60,000	9,800	1,800	1,900	1,700	9,900	12,000
238303	03/18/99	49,000	14,000	1,200	1,600	800	8,400	7,900
238107	03/18/99	35,000	13,000	980	1,300	210	6,000	3,100
238593	03/19/99	38,000	14,000	920	1,100	150	6,200	NA
238655	03/19/99	34,000	14,000	610	420	ND	6,500	NA
31999-Water	03/19/99	52,000	5,300	1,800	2,800	1,500	10,000	1,300
238593	03/22/99	17,000	13,000	430	350	93	2,600	890
Tank 238593	03/23/99	17,000	10,000	400	180	ND	3,400	960
Tank 238655	03/23/99	30,000	11,000	660	690	ND	5,400	1,200
238593	03/24/99	4,200	3,900	8.1	ND	ND	180	120
Tank 238655	03/24/99	10,000	9,700	41	8.2	ND	360	300
Tank 238828	03/25/99	5,900	3,100	9.8	ND	ND	650	1,000
Tank 238107	03/25/99	4,800	2,800	18	8.1	ND	450	1,200
Tank 238303	03/25/99	4,700	2,500	23	3.2	ND	670	1,000
Tank 238545	03/26/99	16,000	2,200	110	ND	ND	3,700	NA
Tank 238655	03/27/99	25,000	2,500	130	ND	ND	4,300	NA
Tank 239356	03/27/99	3,000	1,600	ND	ND	ND	53	1,600
Tank 238545	03/29/99	1,300	1,300	0.66	ND	ND	2.5	320
Tank 238593	03/29/99	1,400	1,200	0.68	ND	ND	40	4,000
Tank 238655	03/29/99	1,900	1,400	0.68	ND	ND	56	1,400
Tank 238828	03/29/99	1,500	1,300	1.9	ND	ND	180	590

**Table 10 Continued: Storage Tank Water Sample Results
365 Todd Road, Santa Rosa, California**

Sample Number	Sample Date	TPH-g	MTBE	B	T	E	X	THP-d
		ug/L						
Tank 238107	03/29/99	22,000	2,300	57	ND	ND	3,900	NA
Tank 239356	03/29/99	3,400	1,900	4.8	3.0	0.82	490	2,500
Tank 238303	03/29/99	3,400	1,700	10	5.0	4.8	480	3,200
Tank 238107	03/29/99	13,000	1,900	55	ND	ND	2,900	NA
Tank 238107	03/30/99	2,200	1,800	3.4	1.6	ND	400	500
Tank 238545	03/30/99	1,900	1,600	2.3	2.8	ND	270	590
Tank 238593	03/30/99	2,600	1,700	15	4.5	1.4	520	1,200
Tank 238832	03/31/99	20,000	1,800	120	53	ND	3,100	NA
Tank SB7006	03/31/99	2,200	1,900	1.6	1.6	ND	210	1,100
Tank 238655	03/31/99	19,000	2,000	59	ND	ND	2,500	NA
Tank 238832	03/31/99	21,000	1,900	91	ND	ND	2,900	NA
Tank 238655	03/31/99	16,000	1,900	54	ND	ND	2,400	NA
Tank 238832	04/01/99	2,000	1,400	2.3	2.2	1.3	240	2,100
Tank 238655	04/01/99	8,600	1,600	55	ND	ND	1,100	1,800
Tank 238303	04/01/99	1,300	1,290	2.9	3.4	1.5	1.5	2,600
Tank 238107	04/01/99	1,200	1,190	1.2	1.7	ND	7.8	1,200
Tank 238828	04/01/99	1,300	1,260	1.6	0.64	0.75	8.6	1,500
Tank 238593	04/02/99	6,200	1,800	11	2.6	ND	830	1,000
Tank 238545	04/05/99	3,700	1,300	6.2	0.63	ND	130	590
Tank 239356	04/05/99	340	190	0.54	0.70	ND	4.1	900
Tank 238655	04/06/99	4,700	870	66	86	ND	1,100	1,700
Tank 239356	04/07/99	1,000	980	3.0	2.4	0.81	4.9	6,800
Tank 238545	04/07/99	2,100	1,200	5.0	1.9	ND	13	2,000
Tank 238593	04/07/99	2,700	1,300	9.2	2.3	1.0	38	2,600

**Table 10 Continued: Storage Tank Water Sample Results
365 Todd Road, Santa Rosa, California**

Sample Number	Sample Date	TPH-g	MTBE	B	T	E	X	THP-d
		ug/L						
Tank 238828	04/07/99	1,600	220	7.2	8.7	2.8	59	1,400
238107	04/08/99	4,900	1,900	150	75	ND	610	930
238303	04/08/99	2,700	1,100	120	69	65	540	790
238832	04/08/99	7,400	1,400	220	210	120	1,100	830
238984	04/08/99	14,000	1,500	290	220	120	1,800	NA
4156L	04/08/99	17,000	1,500	260	180	130	2,100	NA
1440	04/08/99	11,000	1,700	290	210	ND	1,300	1,600
SB7009	04/09/99	3,200	1,000	10	2.3	ND	41	630
239356	04/09/99	1,200	1,000	68	5.9	4.6	130	440
238545	04/09/99	1,200	990	51	3.5	ND	99	280
238593	04/09/99	1,100	980	14	1.8	ND	110	490
238655	04/09/99	1,700	940	23	5.3	ND	93	1,400
238828	04/09/99	850	830	ND	ND	ND	4.9	1,400
SB7007	04/14/99	3,500	780	6.4	5.1	ND	5.8	1,300
238984	04/14/99	16,000	980	200	55	150	1,200	10,000
4156L	04/14/99	8,400	390	9.0	4.9	17	190	6,000
Tank 238303	04/20/99	270	190	1.7	ND	ND	31	530
238107	04/28/99	ND	180	ND	ND	ND	ND	ND
Tank 238303	05/05/99	630	610	0.67	ND	ND	2.6	140
SB7008	05/18/99	2,600	1,300	6.9	ND	ND	ND	880
4161L	05/18/99	3,000	1,500	6.6	ND	ND	ND	1,400

Table 11: Water Tank Sludge Sample Results
365 Todd Road, Santa Rosa, California

Sample Number	Sample Date	TPH-g	MTBE	B	T	E	X	TPH-g
		mg/kg						
SLG-1	04/28/99	490	4.9	0.72	0.53	2.6	25	2,100

Table 12: Water Supply Well Sample Results
365 Todd Road, Santa Rosa, California

Sample Number	Sample Date	TPH-g	MTBE	B	T	E	X
		ug/L					
Zappa House Well	03/24/99	ND	ND	ND	ND	ND	ND
Zappa Garden Well	03/24/99	ND	ND	ND	ND	ND	ND



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COUNTY of SONOMA
DEPARTMENT OF HEALTH SERVICES

Mark A. Kostielney - Director

Environmental Health Division

Jonathan J. Krug - Director

May 22, 2000

COPY

Mr. J.E. McCaffrey
The McCaffrey Offices
PO Box 2962
Petaluma, CA 94953-2962

Re: 365 Todd Road, Santa Rosa - Leaking Underground Storage Tank Site
[SCDHS-EHD Site # 01229, NCRWQCB Site # 1TSO373]

Dear Mr. McCaffrey:

On May 2, 2000 the Sonoma County Department of Health Services - Environmental Health Division (SCDHS-EHD) received a feasibility study to supply alternate water to impacted properties for the above mentioned site dated May 1, 2000 by Environet. Thank you for this feasibility study.

This Department concurs with the conclusion that the best alternative is to connect the affected properties to Santa Rosa City water. However, the Department is aware that the city may decline to supply water service outside of its sphere of influence, in which case the feasibility study will need to be re-evaluated.

Please submit a work plan to carry out the feasibility study to this Department by July 19, 2000. Please bear in mind that the work plan may also need to function as the proposal to the City of Santa Rosa for water service.

If you or your associates would like to discuss this site, I can be reached Monday through Friday at (707) 565-6575.

Sincerely,

Handwritten signature of Jonathan Tracy in cursive.

JONATHAN TRACY, R.E.H.S.

Leaking Underground Storage Tank
Local Oversight Program

cc: Mr. Chris Igbiniedion, NCRWQB JT/ [01229-05.190]
Mr. Mike Mosbacher, State Cleanup Fund
Mr. Cliff Hill, Royal Petroleum
Mr. Gary Johnson, Environet

**California Regional Water Quality Control Board****North Coast Region****Daniel F. Crowley, Chairman**

Winston H. Hickox
*Secretary for
Environmental
Protection*

Internet Address: <http://www.swrcb.ca.gov/~nwqcb/>
5550 Skylark Boulevard, Suite A, Santa Rosa, California 95403
Phone: 1 (877) 721-9203 (toll free) • Office: (707) 576-2220 • FAX: (707) 523-0135



Gray Davis
Governor

May 31, 2001

Mr. David Charter
Senior Engineering Geologist
State Water Resources Control Board
Division of Clean Water Programs
1001 I Street
Sacramento, CA 94244

Dear Mr. Charter:

Subject: Providing Residences with Impacted Domestic Water Wells with an Alternative Water Supply

File: J.E. McCaffrey, 365 Todd Road, Santa Rosa.
Case No. 1TSO373, SCDHS-EHD No. 0001229

The domestic water supply wells of several residences along Todd Road in unincorporated Sonoma County have been contaminated with petroleum hydrocarbons and fuel oxygenates from an unauthorized release at a bulk petroleum storage facility located at 365 Todd Road. The responsible parties for the facility have been directed by the Sonoma County Department of Health Services-Environmental Health Division to abate the impact to the contaminated wells. The North Coast Regional Water Quality Control Board (Regional Water Board) concurred with this Sonoma County Local Oversight Program (LOP) directive.

A May 1, 2000 feasibility study, prepared by Pacific Northwest EnviroNet Group, Inc., on the subject of supplying impacted residences along Todd Road with an alternative domestic water supply, concluded that the most cost effective alternative was connection to the City of Santa Rosa's municipal water system through an extension of a nearby water main.

Staff of the Regional Water Board, Cleanups and Special Investigations Division, has reviewed the facts and circumstances associated with this case. We support the Sonoma County Department of Health Services-Environmental Health Division determination of concurrence with the conclusions of the feasibility study.

California Environmental Protection Agency



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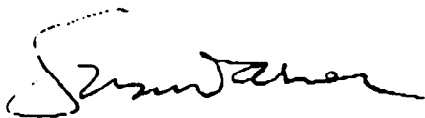
Mr. David Charter

- 2 -

May 31, 2001

If you would like to discuss our expression of support and involvement in this important matter, please contact our I.O.P. liaison, Beth Lamb, at (707) 576-2669 or Luis Rivera, Senior Engineer for the Unit at (707) 570-3769.

Sincerely,



Susan A. Warner
Supervising Water Resource Control Engineer

SAW delMcCaffrey2.doc

cc: Mr. J.E. McCaffrey, P.O. Box 2962, Petaluma, CA 9453-2962

Mr. Gary Johnson, Pacific Northwest EnviroNet Group, Inc., 301 Regional Parkway, Suite A,
Santa Rosa CA 95403

Mr. Dale Radford, County of Sonoma Dept. of Health Services, 1030 Center Dr., Suite A,
Santa Rosa, CA 95403-2067

Mr. Robert Harder, P.E. Deputy Director, Utilities Dept., 69 Stony Circle,
Santa Rosa, CA 95401

California Environmental Protection Agency



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MEMO

To: Interested Parties
From: Bob Harder - City of Santa Rosa - Deputy Director: Utilities Engineering
Date: June 27, 2001
Subject: **Water Service Policy and Procedures for Contaminated Properties**

In recent years, chemical contamination of domestic wells (residential and commercial) by third party 'responsible parties' has impacted properties in the Roseland area, on Emmy Lou Court and Yolanda Avenue, and, most recently, in the College Avenue/Clover Drive/Wild Rose Drive/Blossom Way neighborhoods. Typically these situations required the extension of city water services to impacted properties in the County unincorporated area, following, to the extent possible and practical, the current and adopted policies and procedures for extension of water services outside of the city limits. These policies and procedures are embodied in the City and County General Plans, City and County Ordinances, LAFCO regulations and in various resolutions, actions, or discussions/directions provided by the Santa Rosa City Council, the Sonoma County Board of Supervisors, and LAFCO (and, in some instances, policies or direction from the North Coast Regional Water Quality Control Board, the County Health Officer, or related agencies). Mitigative and corrective work to resolve problems in these areas has been funded by a variety of State, Regional, and Local sources.

In each of these impacted areas, various differing conditions at each location resulted in various differing responses, policies, rules, and procedures by the governmental agencies that were involved. Typically, the 'basic plan' has always been (1) to follow all of the 'normal rules' for extension of services outside of city limits (i.e. application for a utility certificate; requirements of annexation/annexation covenant; requirements to build all needed improvements to adopted city and/or county standards; installation of appropriate backflow prevention devices; abandonment of contaminated wells; payment of all required construction costs, permit and impact/demand fees, and related expenses; and restriction of water service to existing uses only) and (2) waiving or modifying the 'normal rules', as appropriate, depending on the unique conditions surrounding each situation (particularly given the fact that the impacted property owners with contaminated wells usually did not cause or knowingly contribute to the contamination problem in their areas). The College Avenue/Clover Drive situation, in particular, has focused, evolved, and clarified a number of the policies and procedures that are involved with this contamination-by-third-party issue.

A newly reported contamination situation in the Todd Road area raises some new issues regarding this subject: extension of services outside of city limits to areas specifically planned for urban development under the Santa Rosa General Plan; requested extension of services outside of the Santa Rosa Urban Growth Boundary (which is usually strictly prohibited); the possible need for land use restrictions on properties receiving city water service in advance of annexation (or, if outside of the UGB, possibly even more stringent land use restrictions); and other related issues that may be of concern to the governmental agencies, property owners, environmental organizations, and other interested parties involved.

Recommendation: A Joint Task Force/Committee should be formed to (1) discuss these issues, (2) develop some proposed policies/procedures to address these issues, and (3) present the recommended policies/procedures to the Santa Rosa City Council, Sonoma County Board of Supervisors, LAFCO, and the North Coast Regional Water Quality Control Board for discussion, adjustment as needed, and joint cooperative adoption by the respective entities.



City of Santa Rosa – Utilities Department
69 Stony Circle – Santa Rosa, CA 95401
FAX (707) 543-3936

MEMORANDUM

To: City, County, and Regional Agencies
From: Bob Harder - (707) 543-3941
Date: September 20 2001
Subject: **TODD ROAD PROPERTIES – REQUEST FOR WATER SERVICE**

A number of properties along Todd Road have had their wells contaminated due to leaking underground storage tanks. The responsible party and Regional Water Control Board staff have contacted the City to request that city water service be extended to these impacted properties due to the public health threat involved (see attached information).

All of the properties are outside the current City limits; some are also outside of the City's urban growth boundary. The 'normal' procedures for extension of water services may not be fully applicable for this situation.

This issue has been discussed at the monthly City-County Joint Roseland Subcommittee Meeting to determine the appropriate 'next steps'. Considering the multitude of issues involved, review and approval by the Board of Supervisors, Santa Rosa City Council, and LAFCO will be ultimately be required. To develop an appropriate procedure and process to handle this issue, it was recommended that a meeting of involved departments and agencies be held.

Accordingly, you are invited to a meeting on this issue on

**Thursday, October 11, 2001
From 1 to 3 pm
At Santa Rosa Utilities Department
69 Stony Circle, Santa Rosa**

Please call me to confirm your department's attendance at the meeting and the name(s) the representatives attending. The invitees are listed below: please let me know if you think any other agencies/departments should also attend.

Santa Rosa

Ed Brauner (City Manager's Office)
Chuck Regalia (Community Development)
Tony Cabrera (CD Engineering)
Bob Harder (Utilities Engineering)
City Attorney ?

Susan Warner (NCRWQCB)

Sonoma County

Mike Chrystal (County Administrator)
Pete Parkinson (PRMD –Planning)
JJ Krug (County Health)
County Counsel ?

Steve Sharpe (LAFCO)

EnviroNet
CONSULTING

December 5, 2001
Project Number 8142.1

Mr. Robert L. Harder
City of Santa Rosa Utilities Department
69 Stony Circle
Santa Rosa, California 95401

Re: Status Update for Providing a Permanent Water Supply - Todd Road Area - Proximate to 365 Todd Road, Santa Rosa, California

Dear Mr. Harder:

This document presents an overview of the status for providing a permanent drinking water supply to businesses and residences in the vicinity of 365 Todd Road, Santa Rosa, California. This letter also provides, a brief summary of the background for the project at 365 Todd Road, Santa Rosa, California. As required by the Sonoma County Department of Health Services (SCDHS) and the North Coast Regional Water Quality Control Board (NCRWQCB), EnviroNet Consulting (EnviroNet) conducted a Feasibility Study/Corrective Action Plan (FS/CAP), dated May 1, 2000, (attached) citing alternatives for a permanent alternate potable water supply source to impacted well owners in the area of the site. Based on the conclusions of this FS/CAP, EnviroNet proposed the extension of Santa Rosa City water service to the impacted or potentially impacted sites. The proposed extension is from the Todd Road/Standish intersection to the west to Bane Road (approximately 1,000 feet). Supplemental information is presented below herein, including the attached FS/CAP and the Report of Additional Groundwater Investigation, dated July 19, 2001, both prepared by EnviroNet.

The subject site is located at 365 Todd Road, and is an operating card lock and bulk fueling facility that came under environmental investigation because of failed tank testing in 1990. Initial investigation occurred in February 1991, and was followed by additional investigations in May 1991, February 1993, and June 2001. Details of the most recent site investigation, including a discussion of laboratory results from the groundwater monitoring wells and domestic wells in the vicinity are included in the attached EnviroNet Report of Additional Groundwater Investigation Plus Results of Monitoring and Domestic Well Sampling at 365 Todd Road, dated July 19, 2001.

Significant progress has been made resolving most outstanding issues. Underground Storage Tank Cleanup Fund (USTCF) pre-approval has been obtained for engineering design costs for the water line extension. A contract for the engineering design is in preparation. Further, we understand numerous meetings between City, County, and community representatives have resulted in the establishment of general project guidelines.

PACIFIC NORTHWEST ENVIRONET GROUP, INC.

3601 REGIONAL PARKWAY, STE. A • SANTA ROSA, CA 95403
FAX 707/544-5769 TEL 707/546-9461

This project was discussed in a meeting at the offices of the SCDHS, with representatives from the SCDHS, the NCRWQCB, the Underground Storage Tank Cleanup Fund (USTCF) and EnviroNet. Among the items discussed were the need to obtain Utility Certificates for each of the properties wishing to connect to City water, the necessity to meet the City of Santa Rosa engineering requirements (12 inch main, fire hydrants, etc.), and the cost constraints of the USTCF for the project. Possible points for cost sharing discussed included businesses along Todd Road contributing funds for fire protection and the City of Santa Rosa possibly providing funds for the difference in costs between an 8 inch water main and a 12 inch main as per City standards.

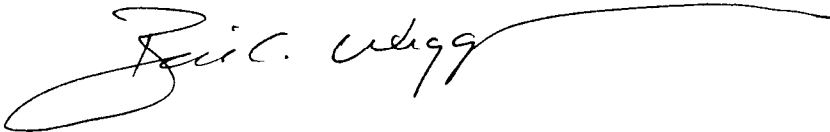
As proposed, the pipeline extension would be constructed of 12 inch C900 Polyvinyl Chloride (PVC) pipe (Class 150). The water main would meet minimum Fire Code requirements, and would have a minimum cover of 44 inches, per City requirements. Backflow prevention devices would be installed, as required. All trenching, backfilling, and resurfacing shall comply with City Standard 502. The selected contractor will comply with all applicable building codes and City regulations as designated in the City of Santa Rosa Design and Construction Standards regarding the installation of the water line extension including pressure testing, pipeline flushing, and the installation of any fire hydrants required by City of Santa Rosa regulations.

We trust this provides the information you require at this time. If you have any questions or comments, please call EnviroNet at (707) 546-9461.

Sincerely,
EnviroNet Consulting



Patrick B. Lamb
Environmental Scientist



Bill C. Wiggins, P.E.
Registered Civil Engineer

**Overview of Known Adjacent Locations with Domestic Wells
Todd Road Area, Project No.8142.1**

300 Todd Road	1 Acre	134-171-49 M-3	1 house 1 domestic well	proximity to subject site is a concern
306 Todd Road	19 Acres	134-171-50 M-3	1 house and pasture, 1 domestic well	Documented concentration of 1.0 ug/L MTBE in domestic well
330 Todd Road	1 Acre	134-171-06 RR-5	2 houses share 1 domestic well	Documented concentration of 76 ug/L MTBE in domestic well
348 Todd Road	5.25 Acres	134-171-05 RR-5	1 house, 1 domestic well	Documented concentration of 5 ug/L MTBE in domestic well
376 & 390 Todd Road	9.6 Acres	134-171-41 RR-5	2 houses share 1 domestic well	Documented concentration of 14 ug/L MTBE in domestic well
311 Todd Road	9.6 Acres	134-102-70 134-102-12 M-2	2 houses share 1 domestic well, also shallow agricultural well	adjacent property, documented concentration of 1.0 ug/L MTBE in shallow agricultural well
365 Todd Road	5 Acres	134-102-23 134-102-24 M-2	Commercial Bulk Plant, 1 domestic well	subject site, documented concentration of 100 ug/L MTBE in domestic well
369 Todd Road	5 Acres	134-101-08 RR-B8	Auto Body Shop heavy water user 1 domestic well	Documented concentration of 900 ug/L MTBE in domestic well
423 Bane	5.75 Acres	134-102-06 M-2	Former Junk Yard, presently undeveloped, 1 domestic well	Documented concentration of 19 ug/L MTBE in domestic well

Key:

ug/L	=	microgram per liter
MTBE	=	methyl tert butyl ether
RR-8B	=	Frozen lot size
RR-5 Acre Density	=	Average of 5 acres per building lot
M-2	=	Heavy industrial
M-3	=	Limited rural industrial

Attachments

- Feasibility Study/Corrective Action Plan, dated May 1, 2000
- * Report of Additional Groundwater Investigation Plus Results of Monitoring and Domestic Well Sampling, dated July 19, 2001
- SCDHS letter dated March 1, 2000
- NCRWQCB letter dated March 8, 2000
- SCDHS letter dated March 10, 2000
- SCDHS letter dated May 22, 2000
- NCRWQCB letter dated May 31, 2001
- * CSW/Stuber-Stroeh Engineering letter dated November 21, 2001

Distribution List (without attachments)

* NOT ATTACHED BUT
AVAILABLE IF NEEDED

Mr. Jim McCaffrey
P.O. Box 2962
Petaluma, CA 94953-2962

Mr. Scott Steever
Lanahan and Reilley LLP
3558 Round Barn Blvd. Ste. 300
Santa Rosa, CA 95403

Mr. Ken Blackman
1224 St. Helena Avenue
Santa Rosa, CA 95404

COPY

December 17, 2001

Greg Carr
County of Sonoma
Permit and Resource Management Department
2550 Ventura Avenue
Santa Rosa, CA 95403

Subject: Todd Road Wells - Request for Water Main Extension Outside of City Limits

Nine properties along Todd Road have had their wells contaminated by MTBE from leaking underground storage tanks at 365 Todd Road. To alleviate the problem, four alternative potable water supply solutions were studied, including (1) installing deeper individual wells on each property, (2) installing one or two deeper community wells in the area, (3) installing wellhead treatment on each contaminated well, and (4) connecting the contaminated properties to the City water system. Connecting the properties to the City water system was determined to be the preferable alternative since it would cost less, it would provide a permanent solution which would not require long-term monitoring or maintenance, and it would eliminate the possibility of MTBE contaminated water being drawn into the property water supplies.

Accordingly, the responsible party has contacted the City to request that City water service be extended to these impacted properties due to the public health threat involved. Specifically, the request is for permission to extend an existing water main approximately 1000 feet westerly along Todd Road and to issue Utility Certificates for water service to the nine impacted properties. The current City of Santa Rosa Southwest Area Plan does call for the installation of a 12" water main along this section of Todd Road in the future. (See attached information from EnviroNet Consulting.)

All of the impacted properties are outside of the current City limits; five of the properties are within the City's Urban Growth Boundary (UGB) while four properties are outside of the UGB. Current City policy contains a provision for extending services outside of City limits but within the Ultimate Urban Boundary for public health hazards subject to a number of specific conditions. However, the policy allows extension of services outside of the Ultimate Urban Boundary only with specific approval by the City Council (see attached "Excerpt of Santa Rosa Council Policy 300-02: Utility Certificates for the Extension of Water or Sewer Service to Unincorporated Areas").

Prior to submitting this request to the City Council, we would like to receive comments from your office regarding this request. Specifically, we would like to know if your agency supports this request, and, if so, if you have any conditions and/or restrictions you believe should be placed on the request. When we have received responses from all reviewing agencies, we will prepare a staff report identifying all issues, conditions, and restrictions recommended and present the request to the City Council. If the Council approves the

December 17, 2001

Page 2

request, we will then submit a formal application for an Out-of-Agency Agreement to the Sonoma County Local Agency Formation Commission (LAFCO).

(Note: This request for comment is being submitted simultaneously to the North Coast Regional Water Quality Control Board, the Sonoma County Health Department, the Sonoma County Permit and Resource Management Department, the Sonoma County Board of Supervisors, LAFCO - for preliminary comments, and the City of Santa Rosa Community Development Department.)

To assist your review, a number of figures are attached depicting the properties and area involved in this request, the location of the current City limits and the UGB in the vicinity of the properties, and General Plan land use categories in the area.

We would appreciate receipt of your comments on this request by January 18, 2001. Please give me a call at 543-3941 (or email at rharder@ci.santa-rosa.ca.us) if you have any questions about the request or need further information for your review.

Sincerely,

ROBERT L. HARDER
Deputy Director - Utilities Engineering

RLH/dr

Attachment

U:\Admin\PEOPLE\Rh\ToddRoadWells.wpd



LOCAL AGENCY FORMATION COMMISSION
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Thorjia Brierley
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January 14, 2003

WF & HM Hendrickson
300 Todd Road
Santa Rosa, CA 95407

Dear Property Owner:

It has come to my attention that, in May 2002, the City of Santa Rosa approved a Utility Certificate for water service for your property located at 300 Todd Road, Santa Rosa, which is outside the City's boundaries.

By law, the Local Agency Formation Commission (LAFCO) oversees agreements made by local agencies to provide services outside their boundaries. Prior to connecting to the City's water system, you must apply for and obtain approval from LAFCO for an Outside Service Area Agreement (OSAA).

I have attached to this letter an application for the OSAA. The fee associated with this process is currently \$290, payable to LAFCO when the application is submitted.

If you have any questions or need assistance in completing the application, please contact me. Thank you for your cooperation.

Sincerely,

Carole L. Cooper
Assistant Executive Officer

Attachment

C: Bob Harder, City of Santa Rosa, Utilities Department
Frank Kasimov, City of Santa Rosa Department of Community
Development
Richard Rogers, County of Sonoma, PRMD

CITY OF SANTA ROSA
P.O. Box 1678
Santa Rosa, CA 95402

JAN 16 2003

DEPARTMENT OF
COMMUNITY DEVELOPMENT
ENGINEERING DIVISION



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January 14, 2003

Ann R. Stella Trust
P.O. Box 1355
Rohnert Park, CA 94927

Dear Property Owner:

It has come to my attention that, in May 2002, the City of Santa Rosa approved a Utility Certificate for water service for your property located at 306 Todd Road, Santa Rosa, which is outside the City's boundaries.

By law, the Local Agency Formation Commission (LAFCO) oversees agreements made by local agencies to provide services outside their boundaries. Prior to connecting to the City's water system, you must apply for and obtain approval from LAFCO for an Outside Service Area Agreement (OSAA).

I have attached to this letter an application for the OSAA. The fee associated with this process is currently \$290, payable to LAFCO when the application is submitted.

If you have any questions or need assistance in completing the application, please contact me. Thank you for your cooperation.

Sincerely,

Carole L. Cooper
Assistant Executive Officer

Attachment

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Frank Kasimov, City of Santa Rosa Department of Community
Development
Richard Rogers, County of Sonoma, PRMD



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Clerk

January 14, 2003

Richard A. Zappa, Trust Et Al
311 Todd Road
Santa Rosa, CA

Dear Property Owner:

It has come to my attention that, in May 2002, the City of Santa Rosa approved a Utility Certificate for water service for your property located at 311 Todd Road, Santa Rosa, which is outside the City's boundaries.

By law, the Local Agency Formation Commission (LAFCO) oversees agreements made by local agencies to provide services outside their boundaries. Prior to connecting to the City's water system, you must apply for and obtain approval from LAFCO for an Outside Service Area Agreement (OSAA).

I have attached to this letter an application for the OSAA. The fee associated with this process is currently \$290, payable to LAFCO when the application is submitted.

If you have any questions or need assistance in completing the application, please contact me. Thank you for your cooperation.

Sincerely,

Carole L. Cooper
Assistant Executive Officer

Attachment

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Frank Kasimov, City of Santa Rosa Department of Community
Development
Richard Rogers, County of Sonoma, PRMD

SONOMA LAFCO

LOCAL AGENCY FORMATION COMMISSION
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January 14, 2003

James & Maritza Wilson
24 Bahama Reef
Novato, CA 94949

Dear Property Owner:

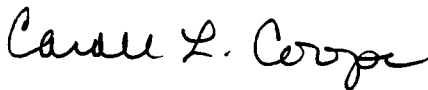
It has come to my attention that, in May 2002, the City of Santa Rosa approved a Utility Certificate for water service for your property located at 330 Todd Road, Santa Rosa, which is outside the City's boundaries.

By law, the Local Agency Formation Commission (LAFCO) oversees agreements made by local agencies to provide services outside their boundaries. Prior to connecting to the City's water system, you must apply for and obtain approval from LAFCO for an Outside Service Area Agreement (OSAA).

I have attached to this letter an application for the OSAA. The fee associated with this process is currently \$290, payable to LAFCO when the application is submitted.

If you have any questions or need assistance in completing the application, please contact me. Thank you for your cooperation.

Sincerely,



Carole L. Cooper
Assistant Executive Officer

Attachment

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Frank Kasimov, City of Santa Rosa Department of Community
Development
Richard Rogers, County of Sonoma, PRMD



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January 14, 2003

RH Richter Construction, Inc.
348 Todd Road
Santa Rosa, CA

Dear Property Owner:

It has come to my attention that, in May 2002, the City of Santa Rosa approved a Utility Certificate for water service for your property located at 348 Todd Road, Santa Rosa, which is outside the City's boundaries.

By law, the Local Agency Formation Commission (LAFCO) oversees agreements made by local agencies to provide services outside their boundaries. Prior to connecting to the City's water system, you must apply for and obtain approval from LAFCO for an Outside Service Area Agreement (OSAA).

I have attached to this letter an application for the OSAA. The fee associated with this process is currently \$290, payable to LAFCO when the application is submitted.

If you have any questions or need assistance in completing the application, please contact me. Thank you for your cooperation.

Sincerely,

Carole L. Cooper
Assistant Executive Officer

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C: Bob Harder, City of Santa Rosa, Utilities Department
Frank Kasimov, City of Santa Rosa Department of Community
Development
Richard Rogers, County of Sonoma, PRMD



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January 14, 2003

J. E. McCaffrey Co.
365 Todd Road
Santa Rosa, CA

Dear Property Owner:

It has come to my attention that, in May 2002, the City of Santa Rosa approved a Utility Certificate for water service for your property located at 365 Todd Road, Santa Rosa, which is outside the City's boundaries.

By law, the Local Agency Formation Commission (LAFCO) oversees agreements made by local agencies to provide services outside their boundaries. Prior to connecting to the City's water system, you must apply for and obtain approval from LAFCO for an Outside Service Area Agreement (OSAA).

I have attached to this letter an application for the OSAA. The fee associated with this process is currently \$290, payable to LAFCO when the application is submitted.

If you have any questions or need assistance in completing the application, please contact me. Thank you for your cooperation.

Sincerely,

Carole L. Cooper
Assistant Executive Officer

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Frank Kasimov, City of Santa Rosa Department of Community Development
Richard Rogers, County of Sonoma, PRMD



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January 14, 2003

Robert S. Kolodge/Myrna Trust
P.O. Box 190
Monte Rio, CA 95462

Dear Property Owner:

It has come to my attention that, in May 2002, the City of Santa Rosa approved a Utility Certificate for water service for your property located at 369 Todd Road, Santa Rosa, which is outside the City's boundaries.

By law, the Local Agency Formation Commission (LAFCO) oversees agreements made by local agencies to provide services outside their boundaries. Prior to connecting to the City's water system, you must apply for and obtain approval from LAFCO for an Outside Service Area Agreement (OSAA).

I have attached to this letter an application for the OSAA. The fee associated with this process is currently \$290, payable to LAFCO when the application is submitted.

If you have any questions or need assistance in completing the application, please contact me. Thank you for your cooperation.

Sincerely,

Carole L. Cooper
Assistant Executive Officer

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January 14, 2003

Independent Construction Co., Inc.
2450 Market Street
San Francisco, CA 94114

Dear Property Owner:

It has come to my attention that, in May 2002, the City of Santa Rosa approved a Utility Certificate for water service for your property located at 376 Todd Road, Santa Rosa, which is outside the City's boundaries.

By law, the Local Agency Formation Commission (LAFCO) oversees agreements made by local agencies to provide services outside their boundaries. Prior to connecting to the City's water system, you must apply for and obtain approval from LAFCO for an Outside Service Area Agreement (OSAA).

I have attached to this letter an application for the OSAA. The fee associated with this process is currently \$290, payable to LAFCO when the application is submitted.

If you have any questions or need assistance in completing the application, please contact me. Thank you for your cooperation.

Sincerely,

Carole L. Cooper
Assistant Executive Officer

Attachment

C: Bob Harder, City of Santa Rosa, Utilities Department
Frank Kasimov, City of Santa Rosa Department of Community
Development
Richard Rogers, County of Sonoma, PRMD



LOCAL AGENCY FORMATION COMMISSION
575 ADMINISTRATION DRIVE, ROOM 104A, SANTA ROSA, CA 95403
(707) 565-2577 FAX (707) 565-3778
www.sonoma-county.org/lafco

Commissioners

H. E. Boyett
Chairman
Public Member

Paul Kelley
Chairman Pro-
Tem
County Member

Tim Smith
County Member

Mike Kerns
County Member
Alternate

Debora Fudge
City Member

Pamela Torliatt
City Member
Alternate

Jean Kapolchok
Public Member
Alternate

Ray Brunton
Independent
Special
District Member

William Massey
Independent
Special
District Member

Dawn Mittleman
Independent
Special
District Member
Alternate

Staff

Steven J. Sharpe
Executive Officer

Carole L. Cooper
Assistant
Executive Officer

Thorjia Brierley
Clerk

January 14, 2003

Zelrose Inc.
821 Hayden Avenue
Novato, CA 94945

Dear Property Owner:

It has come to my attention that, in May 2002, the City of Santa Rosa approved a Utility Certificate for water service for your property located at 423 Todd Road, Santa Rosa, which is outside the City's boundaries.

By law, the Local Agency Formation Commission (LAFCO) oversees agreements made by local agencies to provide services outside their boundaries. Prior to connecting to the City's water system, you must apply for and obtain approval from LAFCO for an Outside Service Area Agreement (OSAA).

I have attached to this letter an application for the OSAA. The fee associated with this process is currently \$290, payable to LAFCO when the application is submitted.

If you have any questions or need assistance in completing the application, please contact me. Thank you for your cooperation.

Sincerely,

Carole L. Cooper
Assistant Executive Officer

Attachment

- C: Bob Harder, City of Santa Rosa, Utilities Department
Frank Kasimov, City of Santa Rosa Department of Community
Development
Richard Rogers, County of Sonoma, PRMD

SONOMA LAFCO

LOCAL AGENCY FORMATION COMMISSION
575 ADMINISTRATION DRIVE, ROOM 104A, SANTA ROSA, CA 95403
(707) 565-2577 FAX (707) 565-3778
www.sonoma-county.org/lafco

CITY OF SANTA ROSA
P.O. Box 1678
Santa Rosa, CA 95402

Commissioners

H. E. Boyett
Chairman
Public Member

Paul Kelley
Chairman Pro-
Tem
County Member

Tim Smith
County Member

Mike Kerns
County Member
Alternate

Debora Fudge
City Member

Lisa Schaffner
City Member

Pamela Torliatt
City Member
Alternate

Jean Kapolchok
Public Member
Alternate

Ray Brunton
Independent
Special
District Member

William Massey
Independent
Special
District Member

Dawn Mittleman
Independent
Special
District Member
Alternate

Staff

Steven J. Sharpe
Executive Officer

Carole L. Cooper
Assistant
Executive Officer

Thorjia Brierley
Clerk

April 15, 2003

Mr. J.E. McCaffrey
P.O. Box 2962
Petaluma, CA 94953

Re: File No. 03-01: Outside Service Area Agreement, City of Santa Rosa

Dear Mr. McCaffrey:

The application for authorization of an Outside Service Area Agreement (OSAA) with the City of Santa Rosa for water services for properties located at the following addresses is approved:

<u>Site Addresses</u>	<u>APN</u>
300 Todd Road	134-171-049
306 Todd Road	134-171-051
311 Todd Road	134-102-070
330 Todd Road	134-171-006
348 Todd Road	134-171-005
365 Todd Road	134-102-024
369 Todd Road	134-102-023
376 Todd Road	134-171-004
423 Todd Road	134-102-006

This approval is based on the following determinations:

1. Four of the nine properties are within the sphere of influence and urban growth boundary of the City of Santa Rosa and within the urban service boundary (USB) of the County of Sonoma General Plan.
2. Although five properties are outside the City's sphere and urban growth boundary and the County USB, general plan policies of both the city and county allow provision of water service to properties adjoining the USB, to resolve a public health hazard .
3. Connection to the City's water system will alleviate a public health hazard caused by industrial contamination of wells on the nine properties.
4. Extension of services approved by the City's utility certificate is limited to the specific uses currently existing on the named properties.
5. The City indicates that it has the capacity within its systems to service the subject

APR 16 2003

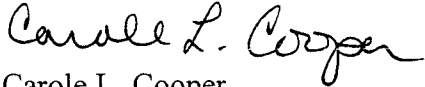
DEPARTMENT OF
COMMUNITY DEVELOPMENT
ENGINEERING DIVISION

territory through an OSAA and has determined that use of City water is the best alternative for providing a safe, long-term source of water.

6. Extension of water service to the subject territory is exempt from the California Environmental Quality Act (CEQA) under Section 15303(d) of the CEQA Guidelines.
7. The agreement to provide water services to the subject territory has been determined to be consistent with provisions of the Sonoma County General Plan.

If you have any questions regarding this matter, please contact me.

Sincerely,



Carole L. Cooper
Assistant Executive Officer

- c: Elizabeth Kubis, EnviroNet
Bob Harder, City of Santa Rosa, Utilities Department-Engineering
✓ Chuck Regalia, City of Santa Rosa, Department of Community Development

PLANNING FILES

File No: UC02-004

Project Name: TODD ROAD UTILITY CERTIFICATES

Name of Subdivision:

APN: 134-171-049; 134-102-006; 134-102-024;
134-102-070; 134-171-004; 134-171-005;
134-171-006; 134-171-051; 134-107-023

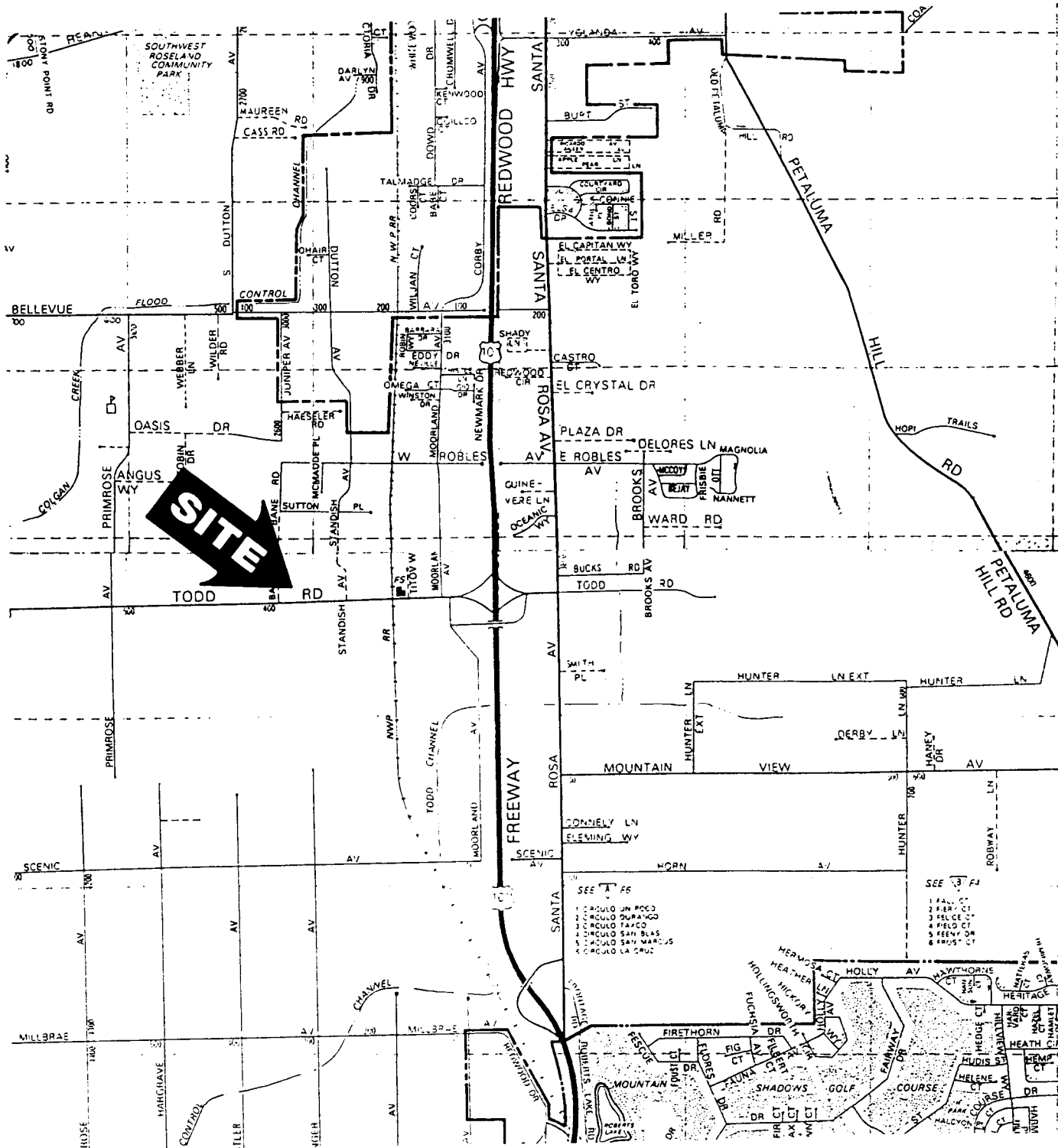
Project Address: 300 TODD RD; 306 TODD RD; 311 TODD RD;
330 TODD RD; 348 TODD RD; 365 TODD RD;
369 TODD RD; 376 TODD RD; 423 TODD RD

Status: REFERRED

Section: Miscellaneous Documents

- Maps
- Photographs

NOTE: EVEN THOUGH WE TOOK EXTREME CARE TO SCAN DOCUMENTS UNDER THE PROPER CHAPTER HEADINGS, SOME DOCUMENTS MAY HAVE BEEN SCANNED TO A CHAPTER OF ANOTHER HEADING.



EnviroNet 

CONSULTING

SITE LOCATION MAP

Royal Petroleum
 365 Todd Road
 Santa Rosa, California

PLATE
1

DRAWN BY: AJH	DWG NAME: 81421-1B	APPROVED BY: ELK	JOB NUMBER: 8142.1	REVISIONS:	DATE: 12/12/99
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EnviroNet

CONSULTING

DRAWN BY: **ASB** DWG NAME: **81421-2** APPROVED BY: **CSJ**

SITE PLAN

Boring and Monitoring Well Locations

Royal Petroleum

365 Todd Road

Santa Rosa, California

JOB NUMBER: **81421** R.O. NUMBER: **T-19** REVISION: **6/19/01-gmc**

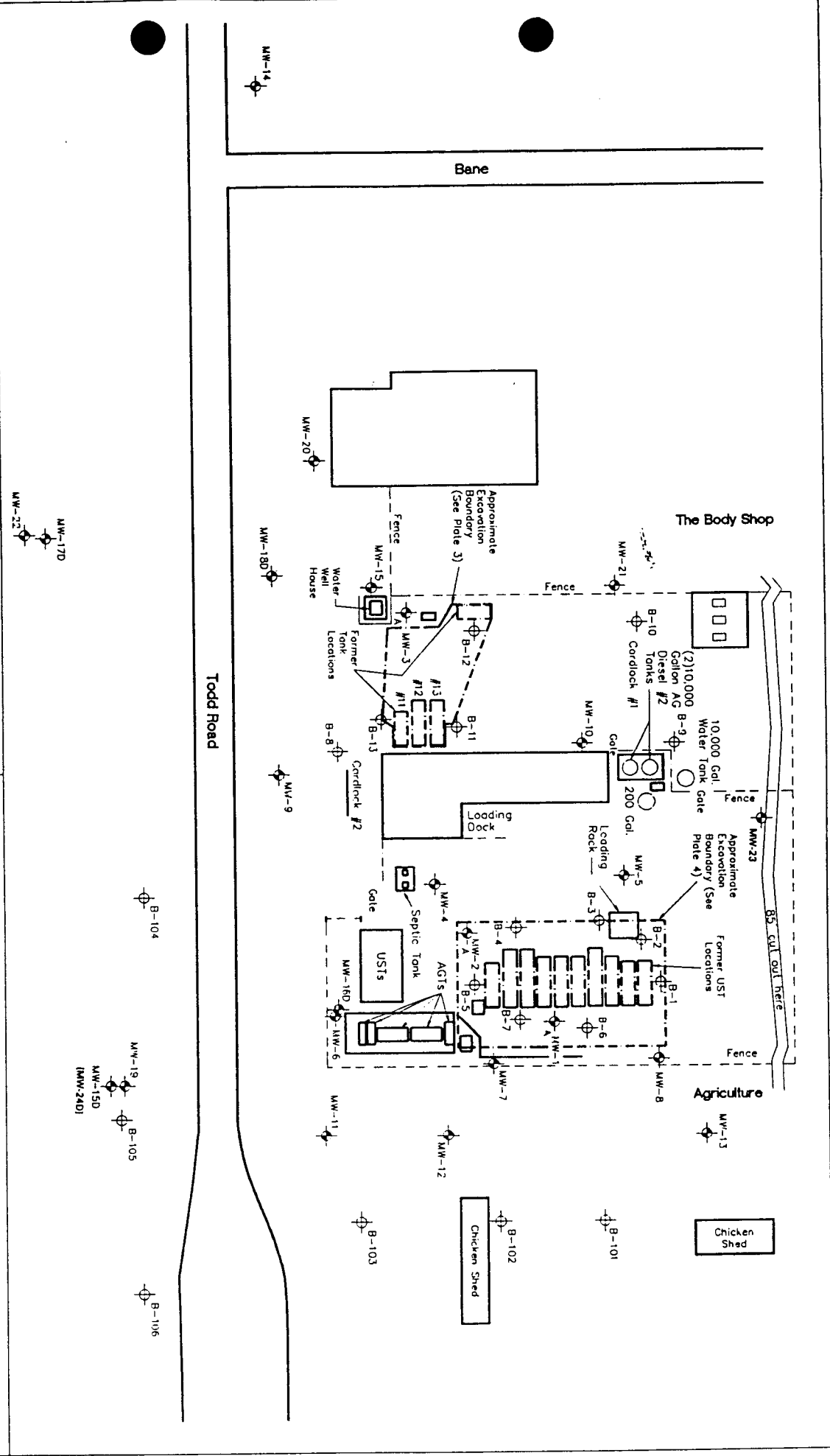
Monitoring Well Location

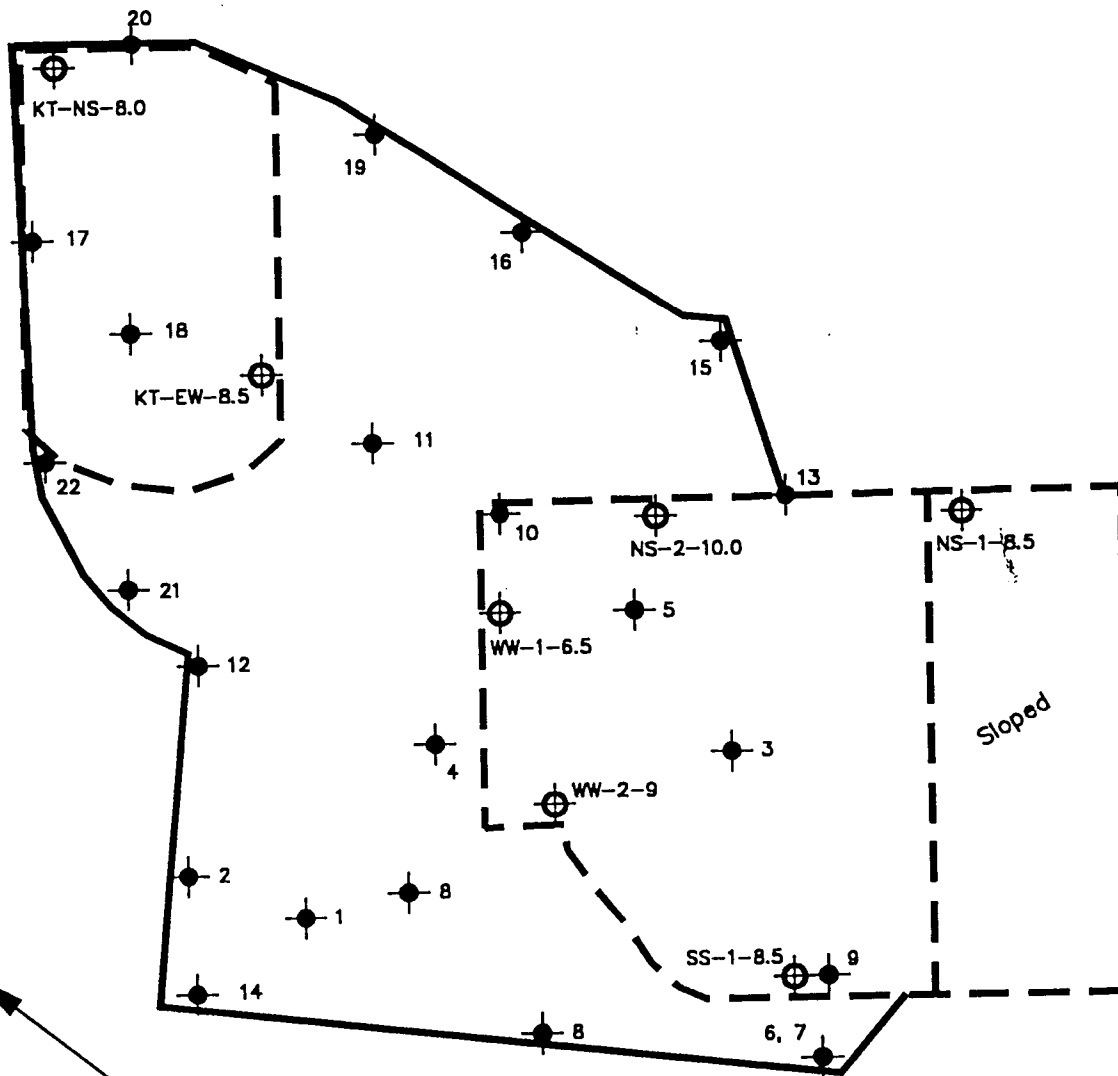
A = Abandoned

Boring Location

PLATE **2**

DATE: **6/2/01**





LEGEND

- Tank Removal Soil Sample
- Over-Excavation Soil Sample
- Tank Pit after Tank Removal
- Over-Excavation Pit



EnviroNet

CONSULTING

SITE PLAN - West Excavation

Royal Petroleum
365 Todd Road
Santa Rosa, California

PLATE
3

DRAWN BY:
AJH

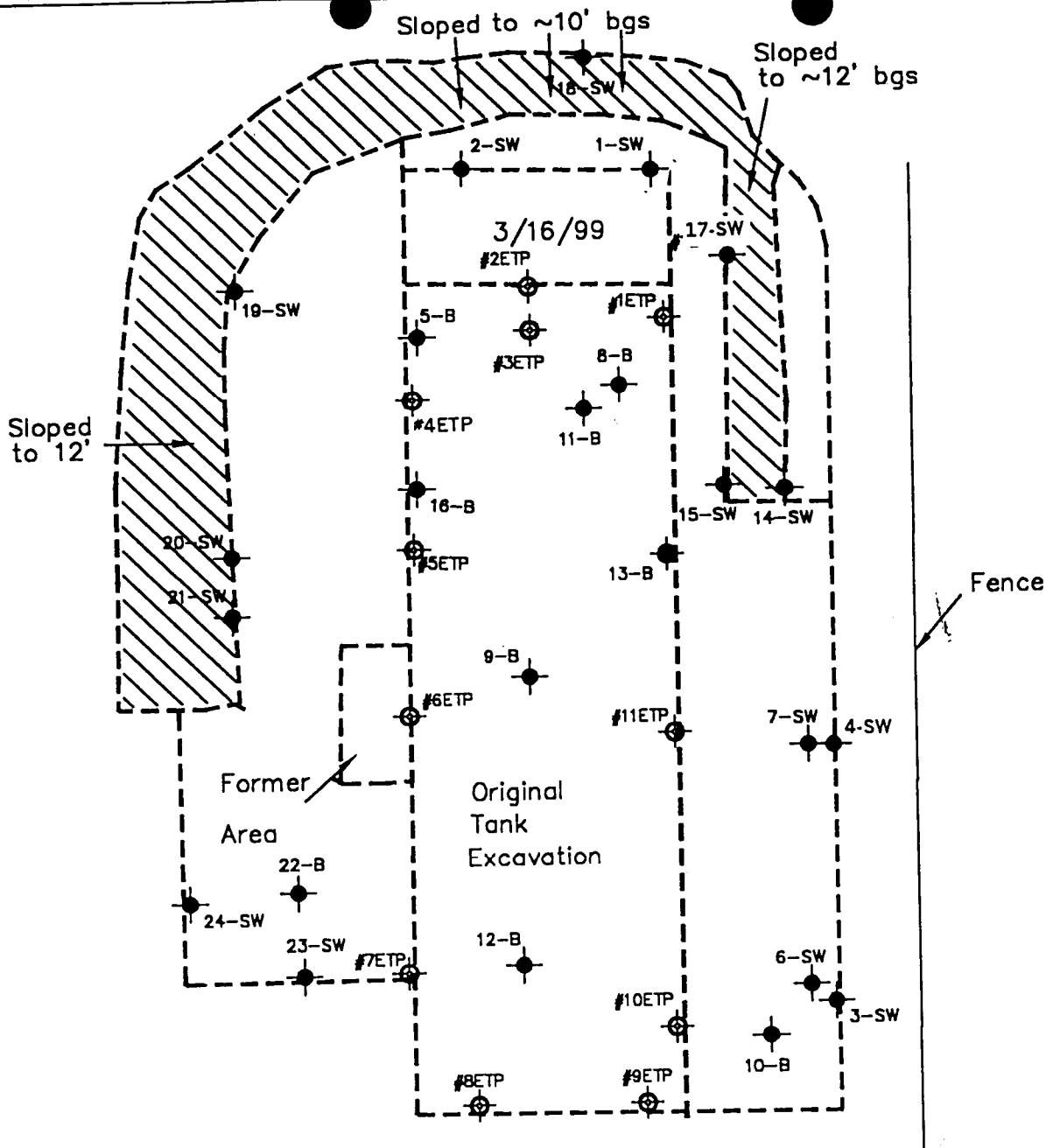
DWG NAME:
81421-3B

APPROVED BY:
RLN

JOB NUMBER:
8142.1

REVISIONS:

DATE:
5/18/99



LEGEND

- Tank Removal Sample Locations (#1ETP-#11ETP)
- Overexcavation Sample Locations (1-24)

SW = Sidewall
B = Bottom

0 10' 20'
Bar Scale



EnviroNet



CONSULTING

PARTIAL SITE PLAN
East Tank Pit and Overexcavation
Royal Petroleum
365 Todd Road
Santa Rosa, California

PLATE
4

DATE:
4/20/99

DRAWN BY:
AJH

DWG NAME:
814214AB

APPROVED BY:
GSJ

JOB NUMBER:
8142.1

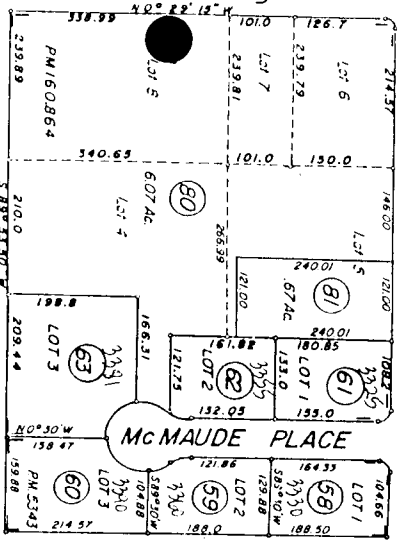
REVISIONS:

COUNTY ASSESSOR'S PARCEL MAP

TAX RATE AREA
58-000

1/34-10
MAR 17 1995

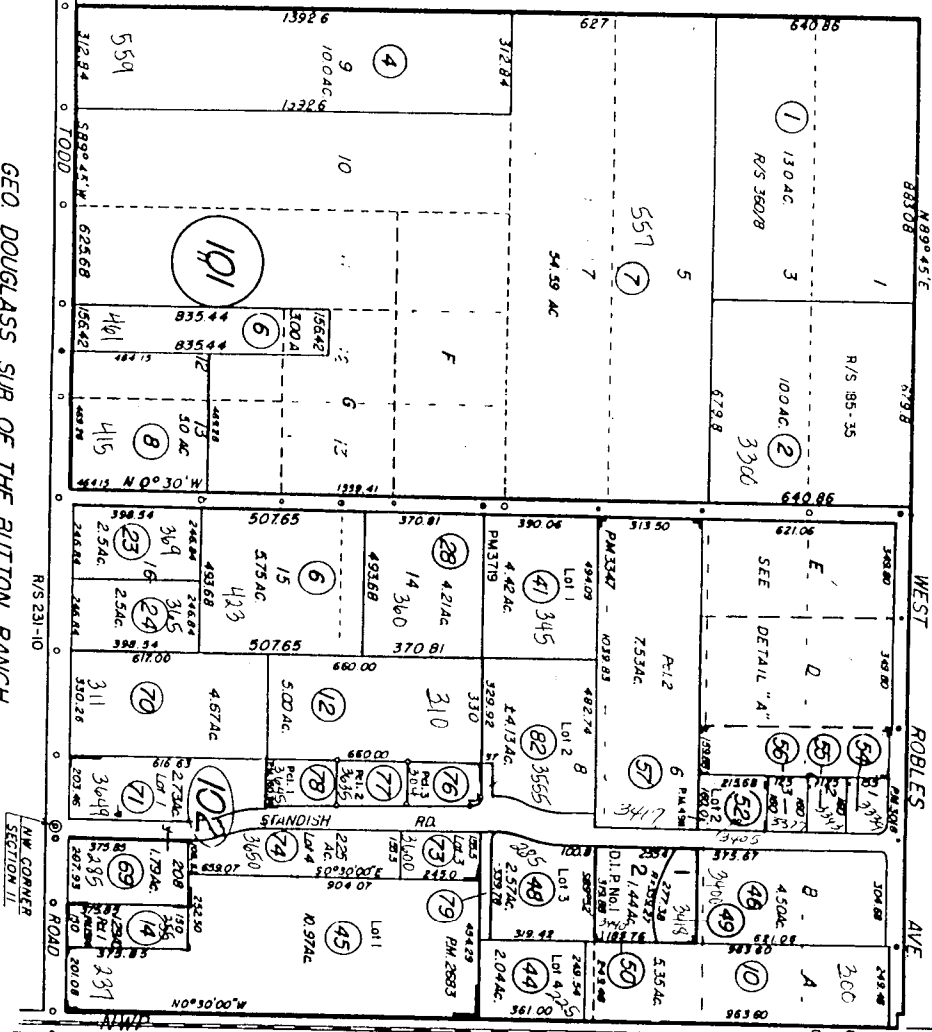
DETAIL A



Parcel Map No. 160,864
Bk. 307 Pg. 31, Rec. 6/18/80

Parcel Map No. 53,435
Bk. 260 Pg. 10, Rec. 10/31/77

NOTE: THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSES ONLY. NO
LIABILITY IS ASSUMED FOR THE
ACCURACY OF THE DATA DELINEATED
HEREON.



GEO DOUGLASS SUB. OF THE BUTTON RANCH
LOTS 1-16
ESTELLA L. ROSS Replat of Lots 2 and from 4 to 15

Assessor's Map Bk. 13
County of Sonoma

Revised
2-28-83:79 CN
3-27-91:81 CN
4-23-92:82 LSL

Parcel Map No. 160,986
Bk. 355 Pg. 8, Rec. 03/20/84
Parcel Map No. 3719
Bk. 186 Pg. 48 Rec. 2-14-73
Parcel Map No. 34,332
Bk. 178 Pg. 50, Rec. 10/10/72
PARCEL MAP NO 1364
BOOK 103 PAGE 34
Parcel Map 2683
Bk. 63 Pg. 33 Rec. 11-3-77

Parcel Map 3347
Bk. 176 Pg. 45 Rec. 8/9/72
DAVENPORT INDUSTRIAL
PARK No. 1
Bk. 242 Pgs. 13, 14 Rec. 12-1-76

Parcel Map 4911
Bk. 232 Pg. 16 Rec. 3-11-76
Parcel Map 3018
Bk. 175 Pg. 38 Rec. 7/7/72

MAR 17 1995

134-17

PCI.MOP 4776
Bk.228 Pg.14 Rec.11/7/75

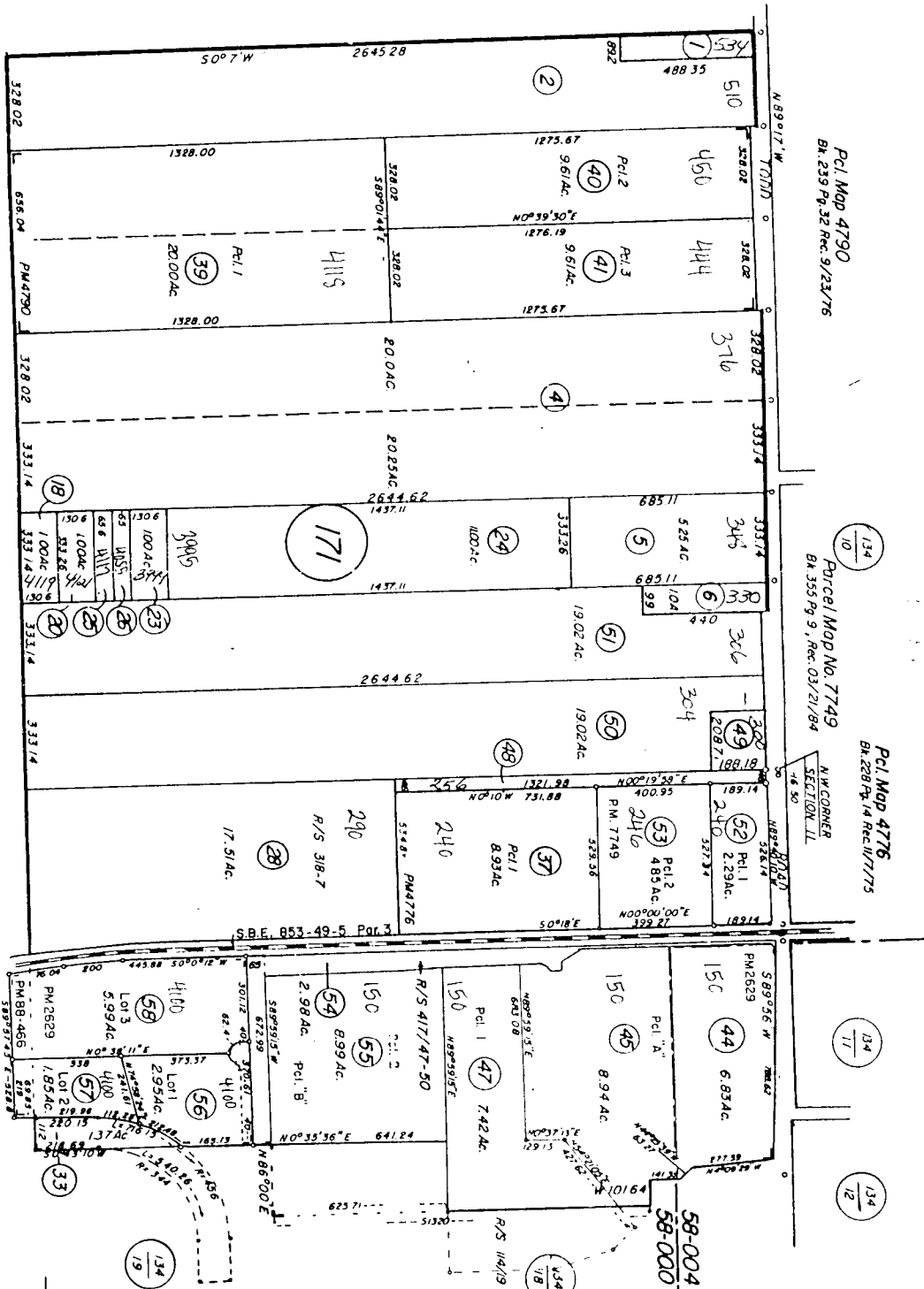
50 1961
489-610 W

PCI. Map 88-466
BA. 484, Pg. 48-50, Rec. 12-5-91

Assessor's Map Ex 134 pg. 17
Sonoma County, Calif.

NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA DELINEATED HEREON.

REVISED
9-21-87=54KT
2-29-88=55LSL
4-28-92=58LSL



Todd Road Wells – General Plan Land Uses in Area

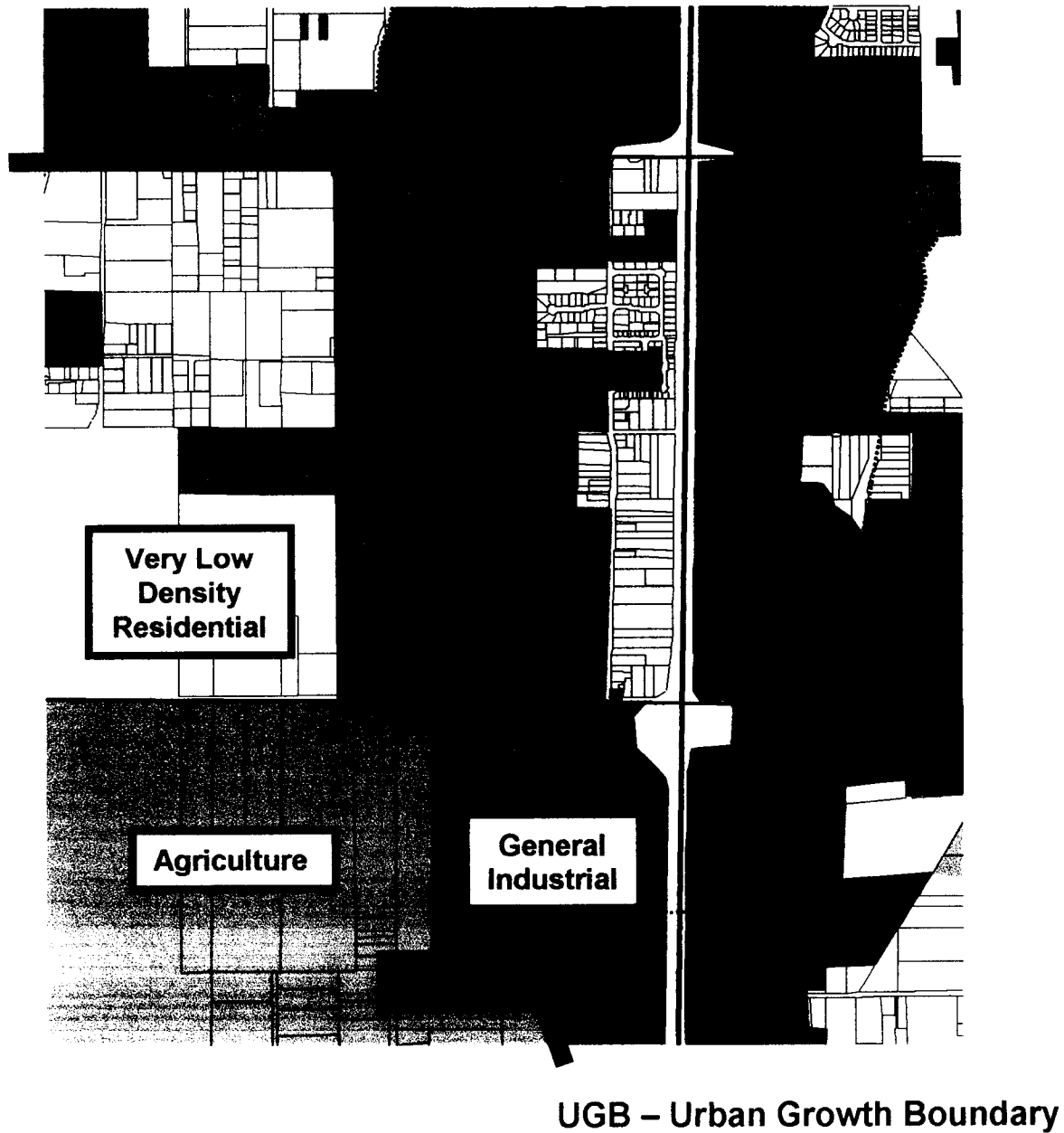


Figure 5

Todd Road Wells – Area of Impacted Properties

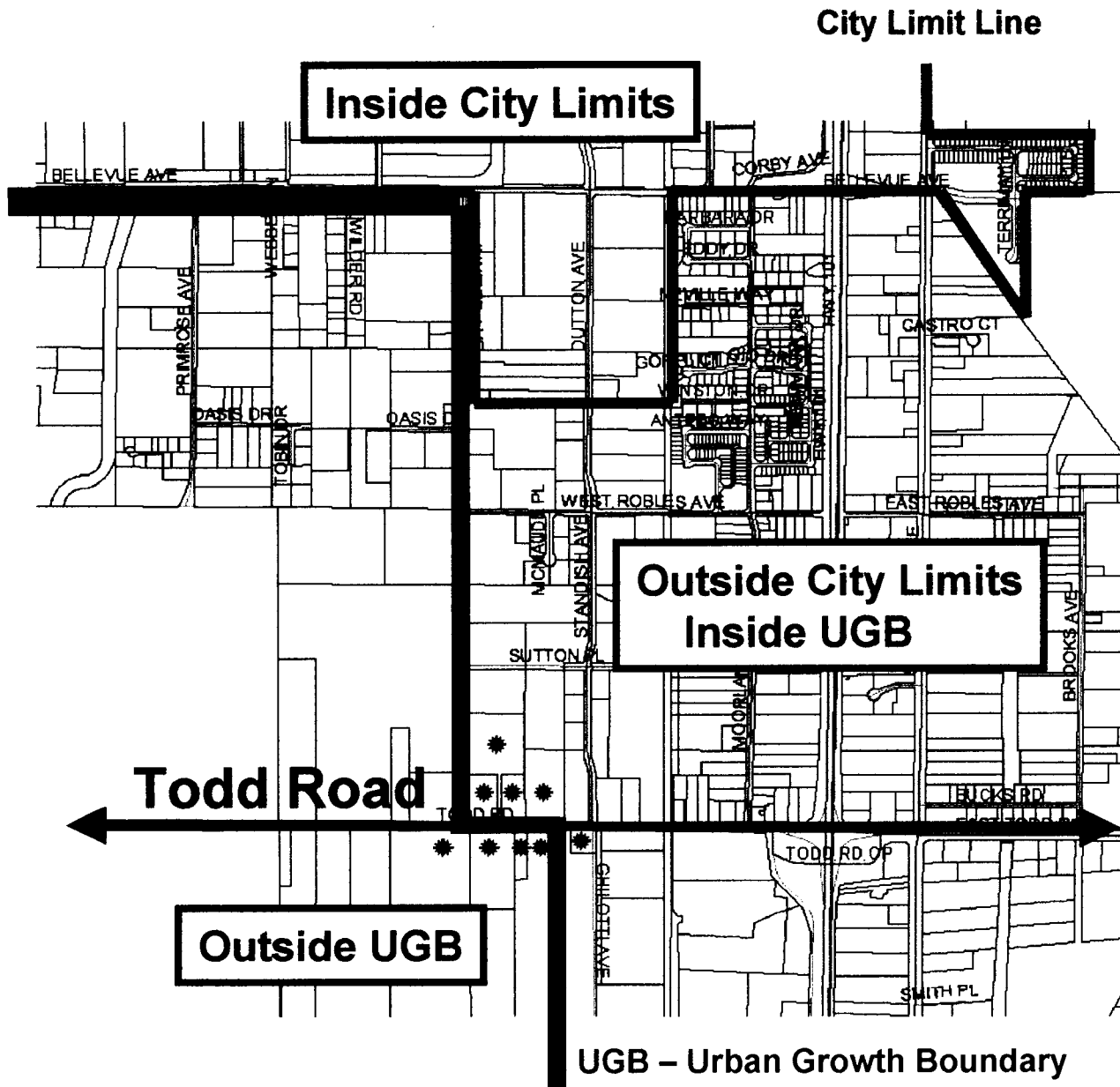
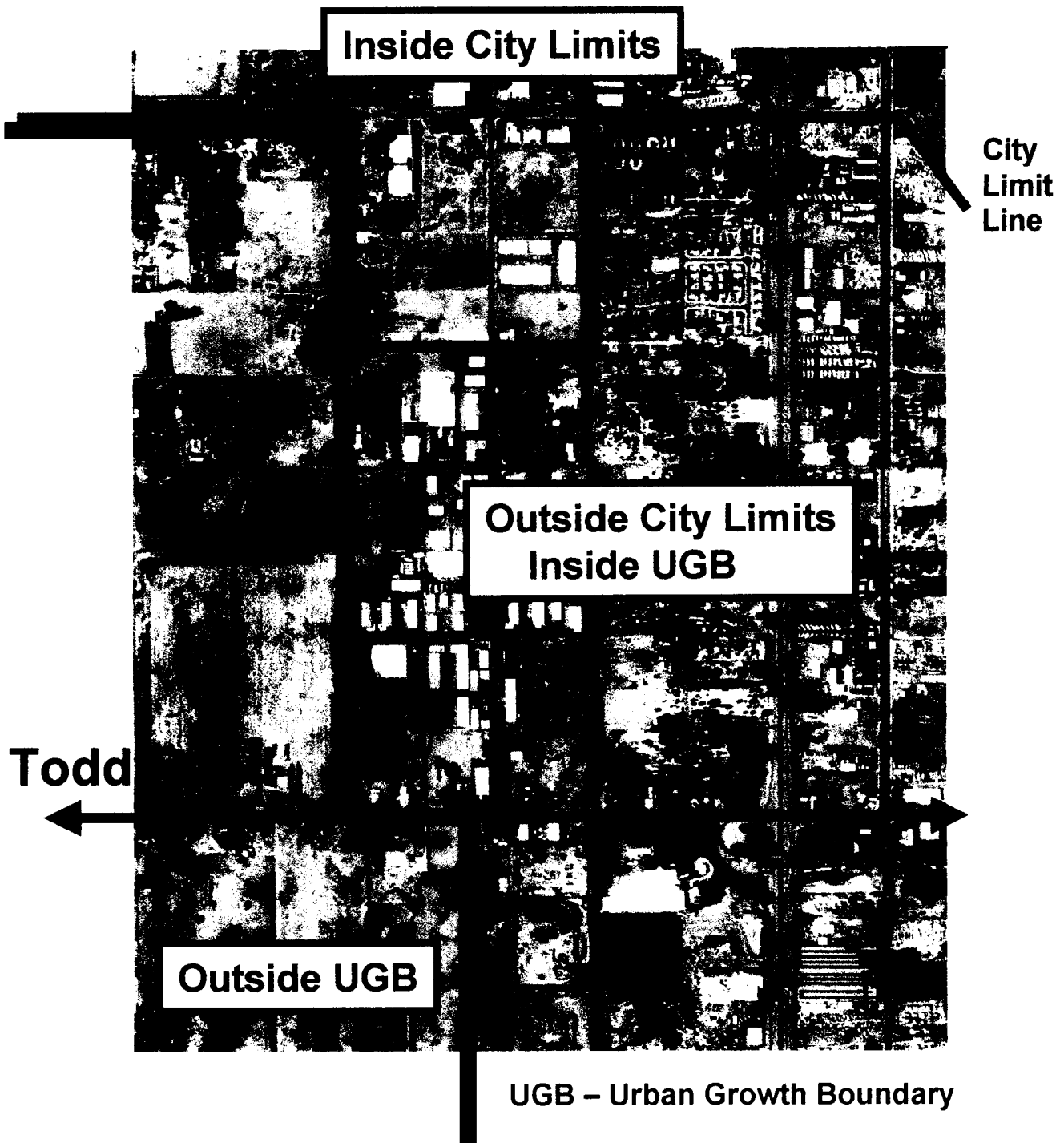


Figure 1

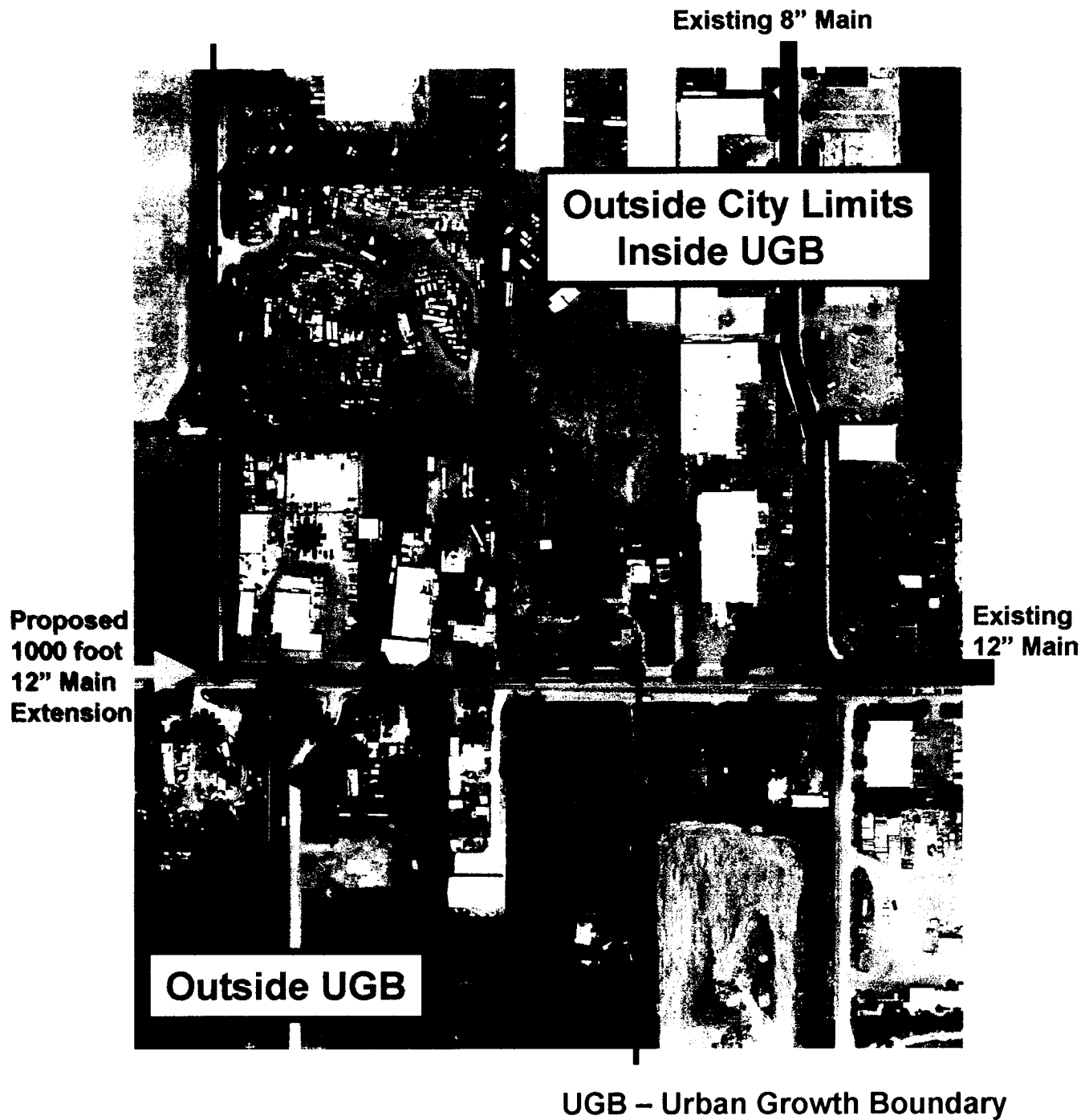
Todd Road Wells – Photo of General Area



- Properties with MTBE Contaminated Wells
(Proposed for Connection to City Water System)

Figure 2

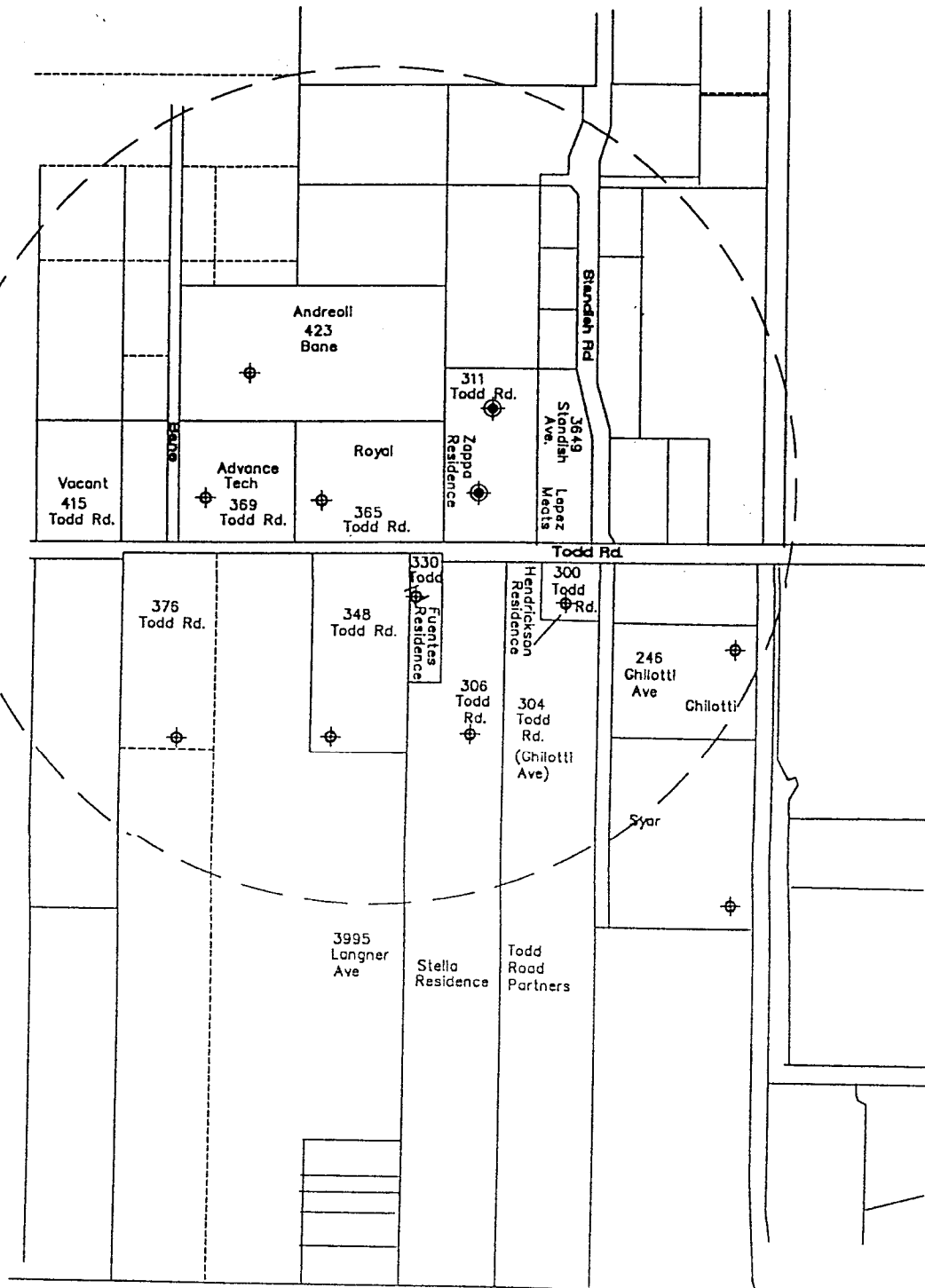
Todd Road Wells – Proposed Water Extension



☼ Properties with MTBE Contaminated Wells
(Proposed for Connection to City Water System)

Figure 4





LEGEND

- Domestic Well
- Water Supply Well

0 200' 400'
Bar Scale ±



EnviroNet
CONSULTING

VICINITY MAP
Domestic Well Locations
Royal Petroleum
365 Todd Road
Sonoma County, California

DRAWN BY: AJH	DWG NAME: 81421-2C1	APPROVED BY: GSJ	JOB NUMBER: 81421	SOURCE:
------------------	------------------------	---------------------	----------------------	---------

PLATE
DW
DATE:
6/12/00

