



# California Regional Water Quality Control Board Central Valley Region

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5 September 2008

Mr. Scott Armstrong, P.G.  
Wallace- Kuhl & Associates, Inc.  
3251 Beacon Boulevard, Suite 200  
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## ***APPROVAL OF REMOVAL ACTION PLAN, PROMENADE AND SOUTHPOINT PROPERTY, SAN JOAQUIN COUNTY***

Staff of Region 5 Water Quality Control Board has reviewed your submittal entitled *Clarification on Promenade Removal Action Plan Implementation* prepared by Wallace-Kuhl on behalf of the City of Stockton RDA dated 25 August 2008. The clarification was prepared in response to the Board's comments on the Removal Action Plan for the site.

TPH contaminated soil at the Promenade and adjacent Southpointe property is proposed to be excavated to a depth of approximately 12 feet bgs, which is the average depth of shallow groundwater. The cleanup goal for TPH<sub>diesel</sub> and TPH<sub>motor oil</sub> at the Promenade will be 500 mg/kg. The cleanup goal for TPH<sub>diesel</sub> and TPH<sub>motor oil</sub> at the adjacent Southpointe property will be 100 mg/kg. Dieldrin contaminated soil at Promenade will be excavated to 5 feet bgs. The cleanup goal for Dieldrin is 0.13 mg/kg. Confirmation samples will be taken from the floor and sidewalls of each excavation. The Promenade will be deed restricted and will require a maintenance plan for its paved surface.

Subject to the following, the Regional Board concurs with the Removal Action Plan. Please inform the Board as to the origin and quality of fill material before backfilling operations occur. The Regional Board requires that appropriate public participation activities take place for the Promenade and Southpointe cleanup. RDA needs to submit a draft fact sheet to Regional Board staff for review, finalization, and distribution before the project commences. The fact sheet should include language regarding postponement of groundwater cleanup due to the need for further investigation. Regional Board staff understands that the RDA is the lead agency for the purposes of the California Environmental Quality Act (CEQA) and that the proposed activities have already been subject to a CEQA review process performed by the RDA.

Please contact me with all questions and concerns at 916.464.4682 or [rcervantes@waterboards.ca.gov](mailto:rcervantes@waterboards.ca.gov)

Roberto Cervantes  
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Site Cleanup Unit

cc: Ms. Ava Langston-Kenney, City of Stockton RDA