
Central Coast Regional Water Quality Control Board

PUBLIC NOTICE **Pending Case Closure** **COASTAL COMMUNITY BUILDERS/GB TRINITY LLC** **197 West Grand Avenue, Grover Beach**

GeoTracker Case No. T10000023022

Si desea obtener información en español, póngase en contacto con Sandy Britt al (805) 549-3465.

August 25, 2026

The Central Coast Regional Water Quality Control Board (Central Coast Water Board) is the state regulatory agency responsible for the protection of groundwater and surface water quality within the central coast region. As such, we reviewed the investigation and cleanup of a former all-terrain vehicle rental and repair facility located at 197 West Grand Avenue. Coastal Communities Builders/GB Trinity LLC is the party responsible for the investigation and cleanup of the site. Please see Figure 1 for a Site Layout Map of the Site. We are notifying the site property owner, surrounding property owners and tenants, and other potentially interested parties of the proposed closure of this case to provide you and others with an opportunity to comment on the Central Coast Water Board's intent to close this case.

Please provide your comments or concerns regarding the closure of this case to the Central Coast Water Board by **September 24, 2026**. It is not necessary to respond if you have no comments.

Information on the Site Cleanup Program case investigation and cleanup is available for review at the State Water Resources Control Board's GeoTracker database at the following:

https://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T10000023022

You can view the site's location on the GeoTracker map at the following:

https://geotracker.waterboards.ca.gov/map/?global_id=T10000023022

Site Background

In 2022, environmental assessment activities were initiated following a Phase I Environmental Site Assessment (ESA) associated with the former all-terrain vehicle rental and repair facility located at 197 W. Grand Avenue. The Phase I ESA identified petroleum staining in surface soils associated with vehicle maintenance activities. Multiple phases of soil sampling and excavation activities were conducted in 2024 and 2025. During these activities, two groundwater samples were collected. Approximately 1500 tons of soil and debris were removed from the site and disposed of at Cold Canyon Landfill. Confirmation soil sampling showed that most contaminated soils were removed and remaining soils met residential environmental screening levels (ESLs¹). Groundwater samples contained no volatile organic compounds (VOCs) and low levels of petroleum hydrocarbons that were detected were below applicable ESLs. In 2026, the Central Coast Water Board was engaged to conduct an environmental site review of existing documents. The Central Coast Water Board required a soil vapor survey to assess potential risk to indoor air from soil vapor. Several VOCs were detected in soil vapor below residential screening levels. Two VOCs, chloroform and bromodichloromethane, were detected in soil vapor above residential screening levels. However, these compounds are a by-product of the municipal water disinfection process and are not considered to be a result of historical site activities.

Proposed Site Closure

After reviewing the soil investigation, groundwater monitoring, and cleanup results, Central Coast Water Board staff has determined that this site does not pose a significant threat to groundwater resources, human health, or the environment. Residual petroleum pollutants remaining in the soil are well characterized, are localized and limited in extent, and are not impacting groundwater quality. The pollutant mass has been removed from the site to the maximum extent practicable, and groundwater sampling data indicate pollutant concentrations in groundwater are below applicable cleanup levels. Soil vapor testing shows VOCs are below applicable ESLs, except for chloroform and bromodichloromethane likely associated with on-site municipal water use during construction activities. These VOCs are expected to attenuate under existing conditions.

A draft Case Summary Form that summarizes the case is available at the following:

<https://geotracker.waterboards.ca.gov/?surl=zj4ca>

Following the public comment period and resolution of any comments, the Executive Officer plans to issue a case closure letter.

If you wish to obtain additional information, provide comments, or if you need assistance accessing GeoTracker or the Case Summary Form, please contact Sandy Britt by phone at (805) 542-4629 (or by email at sandy.britt@waterboards.ca.gov) or Amber Sellinger by phone at (805) 549-3866 (or by email at amber.sellinger@waterboards.ca.gov).

¹ San Francisco Bay Regional Water Quality Control Board Environmental Screening Levels (ESLs): https://www.waterboards.ca.gov/sanfranciscobay/water_issues/programs/sitecleanupprogram.html#screeninglevelsandguidance

Figure 1: Site Layout Map²



² Figure 1: Site Layout Map is adapted from:
https://geotracker.waterboards.ca.gov/map/defaultreg.asp?global_id=T10000023022&from=screens&site_type=SLIC#