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## Central Coast Regional Water Quality Control Board

### Public Notice of Proposed Case Closure

**Sri Padma LLC (formerly known as City Block and Phantom Cargo),  
121 East Mason Street, Santa Barbara California**

April 26, 2021

The Central Coast Regional Water Quality Control Board (Central Coast Water Board) is providing this notification to the landowners, residents/occupants, tenants, and interested parties near this groundwater cleanup site to notify you and to solicit comments on the proposed case closure of the former Sri Padma LLC property, 121 East Mason Street, Santa Barbara, California (Site)<sup>1</sup>. Central Coast Water Board staff have determined that there is no significant threat to groundwater resources, human health, or the environment from any residual contamination remaining at the Site, and that no further groundwater monitoring, investigation, or cleanup is necessary. This notification describes the background, previous environmental investigations and cleanup, and rationale for closure.

*La Junta Regional para el Control de la Calidad del Agua (Junta de Agua) está notificándole a todos los inquilinos, propietarios, y a todas aquellas personas interesadas y que se encuentran cerca del área circundante al sitio donde se están llevando a cabo tareas de limpieza del suelo y de las aguas subterráneas, sobre el cierre de dicho sitio de limpieza y para solicitar comentarios. El personal de la Junta de Agua de la Costa Central ha determinado que no existe una amenaza significativa para los recursos de agua subterránea, la salud humana o el medio ambiente por cualquier contaminación residual que quede en el Sitio, y que no es necesario realizar más monitoreo, investigación o limpieza de las aguas subterráneas. Con esta notificación, también se describen los detalles y antecedentes del sitio, investigaciones ambientales y de limpiezas anteriores y la razón por la cual se cierra el sitio. Si desea obtener información en español, póngase en contacto con Monica Barricarte al (805) 549-3881.*

#### Introduction

The Central Coast Water Board is the state regulatory agency responsible for the protection of groundwater and surface water quality within the Central Coast Region. The Central Coast Water Board is overseeing the groundwater investigation and cleanup at the Site (see attached site map, Plate 1). The purpose of this notification is to provide the public with a summary of the environmental investigations and cleanup activities and to solicit comments on a proposed site closure.

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<sup>1</sup> The Site includes a portion of the City of Santa Barbara block bounded by East Mason Street to the southeast, Santa Barbara Street to the northeast, East Yanonali Street to the northwest, and Gray Avenue to the southwest.

### Site Background

In 1994 and 1995, one 1,000-gallon gasoline underground storage tank (UST) and one 4,000-gallon diesel UST were removed from the Site under County of Santa Barbara regulatory oversight<sup>2</sup>. Soil and groundwater were sampled for petroleum hydrocarbons and chlorinated solvents were detected. Since the 1950s, the Site has had numerous commercial buildings and storage areas with various tenants. While the exact source of the chlorinated solvents is unknown, environmental investigations identified a machine shop, electrical assembly business, automotive and truck repair, and paint booth as potential sources of chlorinated solvents. Soil and soil gas were also impacted by pollutants. In 2013, the County of Santa Barbara deemed the soils investigation and cleanup complete and transferred the groundwater portion of the case to the Central Coast Water Board because chlorinated solvents remained in groundwater. The area of concern for impacts to groundwater, soil, and soil gas is at the eastern-center portion of the Site. Impacts from chlorinated solvents include, tetrachloroethene (PCE), trichloroethene (TCE) and their degradation products (e.g., cis-1,2-dichloroethene and vinyl chloride).

The responsible party (RP)<sup>3</sup> completed the following activities to investigate and cleanup the chlorinated solvents at the Site:

- 2000 – 2010: Site assessed for chlorinated solvent impacts to soil, soil gas, and groundwater to determine the extent of pollution beneath the Site.
- November 21, 2011: Soil excavation of a designated area adjacent to groundwater monitoring well MW-9 (see Plate 1 attached). Approximately 72.13 tons of soil was excavated from the site.
- January and February of 2012: Initial groundwater remediation performed, using in-situ chemical oxidation injections (potassium permanganate) within the designated treatment area (see Plate 1 attached) to reduce concentrations of groundwater pollutants.
- 2016 - 2019: Two additional groundwater remediation events were performed at the Site, injecting activated carbon and microbes to degrade chlorinated solvents into less harmful, inert substances.
- Groundwater was monitored at the Site between 1996 and 2019.
- August and October 2019: Post-remedial groundwater monitoring was performed, and results indicate chlorinated solvents were not detected above water quality objectives in all remaining groundwater monitoring wells sampled (MW-1, MW-3, MW-5, and MW-9)<sup>4</sup>.

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<sup>2</sup> Additional information for the Nanco Enterprises UST site are available on the GeoTracker website: <http://geotracker.waterboards.ca.gov/?gid=T0608300657>

<sup>3</sup> The RP(s) for this Site include the current property owner, SOMO SB, LLC and previous property owner/operators (Janet Nancarrow-French, Nanco Enterprises, Phantom Cargo, and Sri Padma, LLC).

<sup>4</sup> In August 2019, Central Coast Water Board approved the destruction of groundwater monitoring wells MW-2, MW-4, MW-6, MW-7, and MW-8 based on historically low

In 2020, the Central Coast Water Board determined that the Site is a candidate for case closure based on Site conditions and the RPs completed remedial efforts.

### **Rationale for Closure**

Central Coast Water Board staff recommends closure of this case based on:

1. The extent of chlorinated solvent impacts in Site soil, soil gas, and groundwater has been adequately assessed and characterized.
2. The chlorinated solvent-impacted soil, soil gas, and groundwater at the Site has been remediated by excavation and three groundwater injection events.
3. Chlorinated solvent concentrations in groundwater have been reduced, over time, to concentrations below water quality objectives.

Based on the available monitoring results and remediation efforts conducted, the Central Coast Water Board finds that there is no significant threat to groundwater resources, human health, or the environment from any residual chlorinated solvents remaining beneath the Site.

This notice is provided for your review and comment. A copy of a draft case closure summary form for this site is available on the State Water Resources Control Board's GeoTracker web page at: <https://geotracker.waterboards.ca.gov/?surl=ka8qo>

### **Public Comment Period**

The public has 30 days to comment on the proposed closure and additional information on the Site, including reports and correspondence are available under the "Site Maps/Documents" tab on the GeoTracker website:

<http://geotracker.waterboards.ca.gov/?gid=T10000003790>

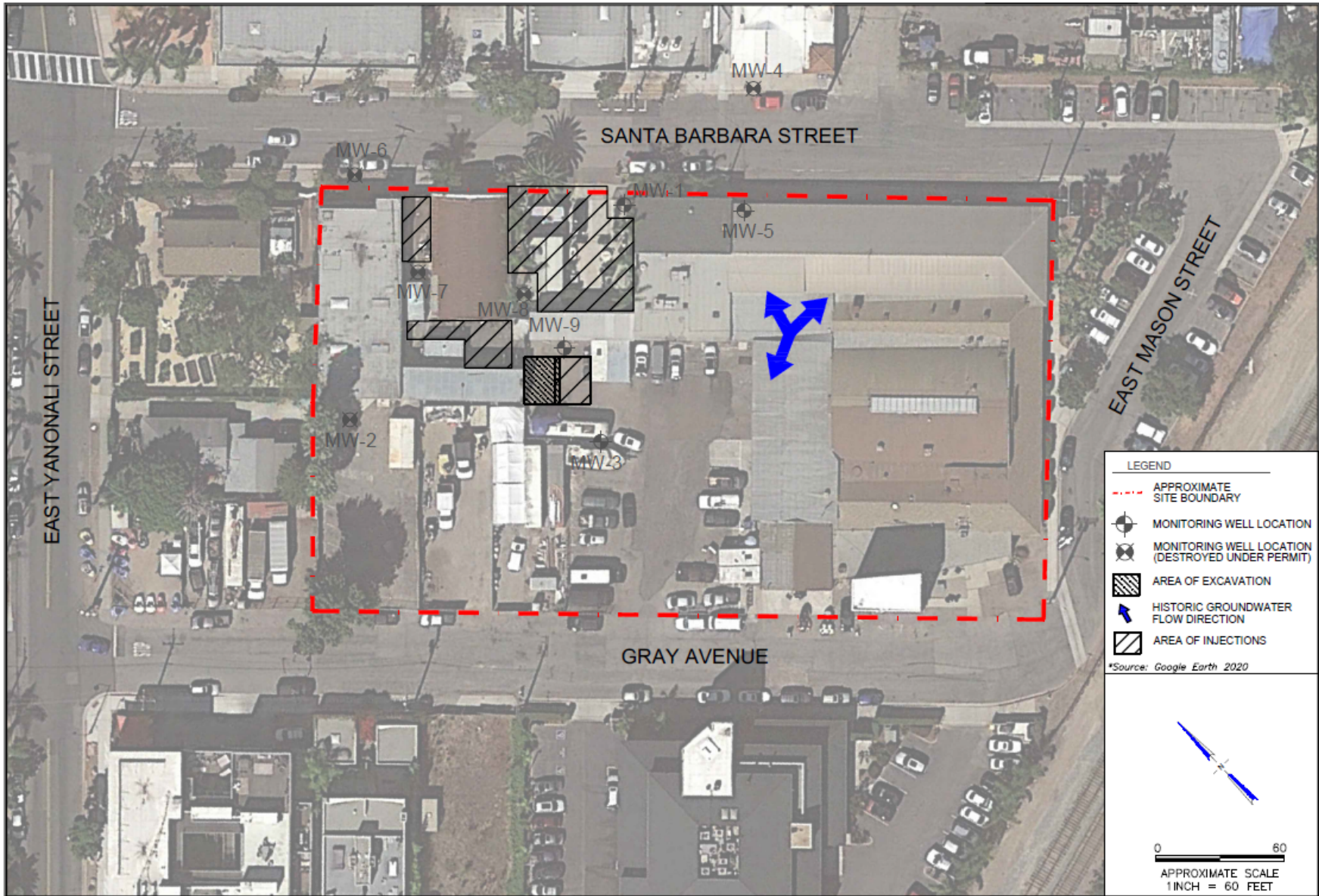
If you would like more information or wish to comment on the information provided, please contact Sarah Treadwell at the Central Coast Water Board. All interested parties are required to submit their comments to the Central Coast Water Board in writing (by email or letter) on or before **May 26, 2021** to be considered. Comments should be sent to:

Sarah Treadwell  
Central Coast Water Board  
895 Aerovista Place, Suite 101  
San Luis Obispo, CA 93401  
(805) 549-3695  
Email: [sarah.treadwell@waterboards.ca.gov](mailto:sarah.treadwell@waterboards.ca.gov)

It is not necessary to respond if you have no comments. Following the public comment period, the resolution of any comments received, and pending proper groundwater monitoring well destruction, the Central Coast Water Board's Executive Officer may issue Site closure.

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concentrations of chlorinated solvents. The wells were destroyed under permit from the County of Santa Barbara.



	872 Higuera Street San Luis Obispo, California 93401 Phone: 805.204.4483 Fax: 805.832.6081
	SITE_PLAN.dwg

<b>SITE PLAN</b>	
SOMO SB, LLC 121 E Mason Street Santa Barbara, California	

PLATE:	<b>1</b>
REVISION NO:	
DATE:	10/20