

## Central Valley Regional Water Quality Control Board

4 December 2025

Mr. Bill Winn  
Starboard Realty Advisors  
19100 Von Karman Avenue, Suite 340  
Irvine, CA 92612

### **NOTICE OF APPLICABILITY OF GENERAL ORDER NO. R5-2015-0012-091, FLORIN TOWNE CENTER, 6117 FLORIN ROAD, SACRAMENTO, SACRAMENTO COUNTY**

The Central Valley Regional Water Quality Control Board (Central Valley Water Board) received a Notice of Intent (NOI) requesting coverage for in-situ groundwater remediation using enhanced reductive dechlorination to address chlorinated solvent pollution in shallow groundwater at the Florin Towne Center shopping center. In-situ remediation was previously conducted at the Site between 2018 and 2022 under Order No. R5-2015-0012-051, which was terminated in 2022. The additional injections are proposed in the 30 June 2025 *2<sup>nd</sup> Addendum – Enhanced In Situ Bioremediation Work Plan* (*2<sup>nd</sup> Addendum Work Plan*). Based on information provided to Central Valley Water Board staff, it is our determination that this project meets the required conditions to be covered under the General Order for In-Situ Remediation, Order no. R5-2015-0012. All of the requirements contained in the General Order are applicable to your project. You are assigned Order No. R5-2015-0012-091.

### **Project Location:**

The project is located at 6117 Florin Road in Sacramento, Sacramento County, Latitude 38°29'55.8"N, Longitude 121°25'54.2" W, Assessor's Parcel No. 042-0011-018-0000. In-situ treatment will be conducted in the vicinity of Chuze Fitness in the northeast portion of the parcel.

### **Project Description:**

Groundwater at the project location has been contaminated with volatile organic compounds (VOCs) including tetrachloroethylene (PCE), trichloroethylene (TCE), 1,2-dichloroethane (1,2-DCA) and cis-1,2-dichloroethylene (cis-1,2-DCE). Groundwater is present beneath the project location at a depth of approximately 40 feet below ground surface (bgs). In-situ treatment is proposed to enhance reductive microbial dechlorination of VOCs remaining in groundwater in two areas following past enhanced in-situ remediation efforts.

NICHOLAS AVDIS, CHAIR | PATRICK PULUPA, EXECUTIVE OFFICER

In-situ treatment will consist of injection of both quick-release and slow-release electron donor solution (EDS- QR and EDS-ER) mixed with a bacterial culture containing dehalococcoides (KB-1) and water, and injected into eight temporary injection points. A total of approximately 20,800 gallons of injectant solution is proposed to be injected across the eight points.

To monitor efficacy of the injections and ensure that groundwater quality is not negatively impacted outside the treatment area, the discharger will conduct groundwater sampling and report results as described in the attached Monitoring and Reporting Program. On 17 October 2025 a fact sheet describing the in-situ remediation project was circulated to nearby property owners and businesses, providing interested parties 30 days to submit comments or questions. No comments were received during the comment period, which ended on 17 November 2025.

**General Information:**

1. The project will be operated in accordance with the requirements contained in the General Order and in accordance with information submitted in the 30 June 2025 2<sup>nd</sup> Addendum Work Plan and the 14 July 2025 NOI.
2. The required annual fee as specified in the annual billing you will receive from the State Water Resources Control Board shall be submitted until this Notice of Applicability is officially rescinded.
3. Injection of materials other than the approved amendments is prohibited.
4. Failure to abide by the conditions of the General Order could result in an enforcement action as authorized by provisions of the California Water Code.
5. The discharger shall comply with the attached Monitoring and Reporting Program, order No. R5-2015-0012-091, and any revisions thereto as ordered by the Executive Officer.
6. If monitoring indicates deleterious effects from the injections, the discharger shall contact the Central Valley Water Board to discuss contingencies.

If you have any questions regarding this matter you may contact Durin Linderholm by telephone at (916) 464-4657 or by email at [Durin.Linderholm@waterboards.ca.gov](mailto:Durin.Linderholm@waterboards.ca.gov).

*for* PATRICK PULUPA  
Executive Officer

Attachments: Monitoring and Reporting Program R5-2015-0012-091  
General Order No. R5-2015-0012  
Standard Provisions

Mr. Bill Winn  
Starboard Realty Investors

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cc: Mr. Anthony Smith, Geosyntec  
Mr. Syed Rehan, Geosyntec