
Central Valley Regional Water Quality Control Board

PUBLIC NOTICE

Auburn & Garfield Redevelopment Site
5428 Auburn Boulevard, Sacramento County

Proposed No Further Action Determination

PUBLIC COMMENT PERIOD: 24 August 2026 through 23 October 2026

PUBLIC NOTICE:

The Central Valley Regional Water Quality Control Board (Central Valley Water Board or Board) invites public comment on a request for No Further Action from Sacramento Housing and Redevelopment Agency (SHRA) as property owner of accessor parcel number (APN) parcel 230-0340-034 which once occupied the former dry cleaning business, "Custom Cleaner's" (Site).

CASE SUMMARY:

The Site is a 2.15-acre commercial property formerly occupied by a multi-tenant retail building that included "Custom Cleaner's" which operated from 1970-1975. Historical releases of tetrachloroethene (PCE) from the dry cleaner's sewer lateral resulted in impacts to soil vapor and groundwater beneath the Site. In 2007 and 2009, PCE was identified in groundwater beneath the Site up to 10 micrograms per liter ($\mu\text{g/L}$) and in soil vapor beneath the former building slab with detections ranging from 160 to 1,300 micrograms per cubic meter ($\mu\text{g/m}^3$), exceeding human-health screening levels. Groundwater monitoring was initiated at the Site in 2010 and has shown generally downward trending PCE concentrations across the Site since implementation. The highest reported PCE groundwater concentration (19 $\mu\text{g/L}$) was reported in the monitoring well (MW-2), nearest the former dry cleaner.

Remedial actions for groundwater and soil vapor were implemented in 2017-2018. Limited groundwater extraction removed approximately 2,500 gallons of water from each of the two most impacted wells (MW-1 and MW-2) resulting in measured downward concentration trends in each of these wells. A soil vapor extraction (SVE) system operated at the Site for approximately three months, significantly reduced PCE soil vapor concentrations. A 2018 sub-slab confirmation sample showed a 98% reduction in PCE compared to 2009 (e.g., 1,300 $\mu\text{g/m}^3$ to 26.3 $\mu\text{g/m}^3$), with concentrations that exceed the San Francisco Bay Regional Water Quality Control Board residential environmental screening level (ESL) of 15 $\mu\text{g/m}^3$ but are below the commercial ESL of 67 $\mu\text{g/m}^3$ for vapor intrusion concerns. Indoor air sampling also showed PCE below both commercial and residential screening levels.

Between 2019 and 2025, additional soil vapor, soil, and groundwater sampling confirmed decreasing PCE concentrations in soil vapor and continued downward trends in groundwater. Recent shallow soil vapor concentrations were mostly below residential ESLs on-Site and off-Site. The nearest water supply well is located approximately 950 feet east and screened in a deeper aquifer and with no PCE detections.

In 2025, SHRA submitted a soil vapor intrusion risk assessment concluding that remaining soil vapor concentrations pose no unacceptable risk to future commercial occupants or western adjacent residential receptor. Central Valley Water Board has placed a Land Use Covenant (LUC) restricting residential land use and prohibiting groundwater use at the Site. Based on investigation results and declining PCE concentration trends in groundwater and soil vapor, the residual contamination does not pose a significant threat to water quality. Per the LUC safeguards and continuing reduction of PCE contamination, Central Valley Water Board staff are providing this public notice of their intent to issue a No Further Action determination for the Site.

ADDITIONAL INFORMATION:

Additional information is available on the State Water Resources Control Board GeoTracker website at <http://geotracker.waterboards.ca.gov/> for the [Auburn & Garfield Redevelopment Site](#) at https://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T10000000454

HOW TO PARTICIPATE

If you have questions or comments regarding the proposed no further action determination or any information presented in this Public Notice please contact Alex Pytlak:

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Figure 1. Site Location Map

