

Office of the County Executive

David Villanueva
County Executive

Social Services Agency

Chevon Kothari
Deputy County Executive



Environmental Management

Department

Jennea Monasterio
Director

County of Sacramento

SA/MS AGENDA

OCTOBER 24, 2025

9:00 am – 9:30 am (Regulators only)

9:30 – 10:30 (All)

Via Teams

I. NO FURTHER ACTION CANDIDATES

A. 10051 Folsom Blvd (CWL); RO0000494; LOP 0514.

B. 146 Magnolia Ave (CWL); RO0000745; LOP G152. RP/consultant not attending.

II. DISCUSSION ITEMS:

A. None

III. ROUND TABLE

IV. PROGRAM SUMMARY

A. Charley is taking minutes

From: [Langer, Charley](#)
To: [Von Aspern, David](#); [Floyd, Megan](#); [Zuber, Jeremy](#); [Kauffman, Galvin@Waterboards](#); [Vera Fischer \(vera.fischer@waterboards.ca.gov\)](#)
Subject: Proposed Agenda Item for Next Closure Review Meeting: Former Beneto Facility, 10051 Folsom Boulevard, Rancho Cordova, Sacramento
Date: Monday, September 29, 2025 11:52:00 AM
Attachments: [image001.png](#)

Hi All,

We reviewed this site for closure about six years ago. At that time, the closure request (<https://geotracker.waterboards.ca.gov/?surl=rypau>) was poorly prepared, which left Bryan Yates, the current project manager, in the difficult position of defending a document he had not authored. That request was ultimately denied (<https://geotracker.waterboards.ca.gov/?surl=j0yy3>). The closure review meeting was a memorable one for me, an unfortunate experience for Bryan, and since then he has worked diligently to ensure this report is thorough and defensible.

The current closure request (<https://geotracker.waterboards.ca.gov/?surl=ok2ak>) was prepared to address the shortcomings of the original submittal, and in my view, it does so successfully. However, Apex was unable to collect a grab sample or install a well to the southeast as requested. Pages 10 and 11 of the PDF describe the various attempts made to obtain data in that direction. I think we'll just need to accept not having a sample from that area unless we want to put one in way farther out than makes sense. Also: part of the basis for concluding that the site meets the groundwater criteria is a groundwater model depicted in a report posted on DTSC's EnviroStor website. For convenience, I downloaded the report and uploaded it here (<https://geotracker.waterboards.ca.gov/?surl=kbwft>). I don't know the details of the model, or where they might be found, but it seems to have been accepted by DTSC.

I am not certain when our next closure review meeting will be, as Megan is out of the office for the next two regularly scheduled dates. Nevertheless, I support closure of this case.

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From: [Langer, Charley](#)
To: [Von Aspern, David](#); [Floyd, Megan](#); [Zuber, Jeremy](#); [Kauffman, Galvin@Waterboards](mailto:Kauffman, Galvin@Waterboards.ca.gov); [Vera Fischer](mailto:vera.fischer@waterboards.ca.gov)
Subject: Second Proposed Agenda Item for Next Closure Review Meeting: Courtland Bus Garage, 146 Magnolia Ave, Courtland
Date: Wednesday, October 1, 2025 2:58:00 PM
Attachments: [image001.png](#)

Hi All,

This is one of those cases I wish we could have closed while Michael Meyer was still here, rather than having to present it to new faces. The only items he wanted completed were connecting the adjacent property to public water and destroying the domestic well. Unfortunately, that took more than six years to accomplish.

Here's the last complete Review Summary Report (RSR):
<https://geotracker.waterboards.ca.gov/?surl=6iuww>. A later RSR in 2022 simply repeated the same recommendations without adding new analysis against the Low Threat Closure Policy. As you can see, the RSRs align with Michael's opinion.

The release was minor, but shallow groundwater impacts from other hydrocarbons made it appear more significant. Silica gel cleanup indicated that some of these hydrocarbons were naturally occurring. It is also known that dirt roads in the area were historically oiled for dust suppression, which may have contributed to shallow groundwater impacts. Overall, groundwater quality in the area is poor.

The previous No Further Action Request (NFAR) is here:
<https://geotracker.waterboards.ca.gov/?surl=xafne>. The subsequent closure denial letter (<https://geotracker.waterboards.ca.gov/?surl=tjatx>) referenced the earlier denial (<https://geotracker.waterboards.ca.gov/?surl=g8eq2>), since the unresolved domestic well remained the impediment to closure.

That well has now been destroyed, the house is connected to public water, and the site's only monitoring well has been properly destroyed. The current NFAR is here:
<https://geotracker.waterboards.ca.gov/?surl=udige>. The consultant argues for Groundwater Class 5, though I think Class 1 is reasonable. Either way, the release was small, and we have managed to keep this case alive for 35 years. Can we please close this case now?

Thanks.

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