



San Francisco Bay Regional Water Quality Control Board

April 29, 2013
CIWQS ID 244839

Napa Redevelopment Partners, LLC
ATTN: Keith Rogal
1025 Kaiser Road
Napa, California 94558
Sent via email: keith@rogalwalshmol.com

SUBJECT: APPROVAL OF THE FINAL REMEDIAL DESIGN AND IMPLEMENTATION PLAN (RDIP) FOR THE FORMER NAPA PIPE FACILITY, 1025 KAISER ROAD, NAPA, NAPA COUNTY

Dear Mr. Rogal:

In our letter to you dated October 18, 2010, Water Board staff approved the draft Remedial Design and Implementation Plan (RDIP) for the Napa Pipe facility. That approval followed our November 9, 2007 approval of the Remedial Action Plan (RAP), which required submittal of the RDIP. Like our 2007 RAP approval, our 2010 RDIP approval was conditional. Specifically, it required certification by Napa County of an Environmental Impact Report (EIR), adequate to support the Board's approval of the remediation program developed in the RAP and RDIP.

We understand that an EIR for the proposed redevelopment, including the remediation aspects described in the RAP and RDIP, was certified by Napa County on January 14, 2013. Therefore, the CEQA compliance requirement has been satisfied, and the RDIP (dated October 14, 2010) is approved.

In August 2012, Water Board staff reviewed a conceptual phasing plan for the redevelopment of the facility. Under that plan, the first phase of the proposed redevelopment would be construction of a Costco retail facility, generally in the area designated as Site 2/3 in the RDIP and RAP. The proposed remediation of Site 2/3 consists of excavation and biotreatment (landfarming) of petroleum hydrocarbon contaminated soils. Because the footprint of the proposed Costco development area overlaps with landfarming areas as well as haul roads and stockpile areas, and if the conceptual phasing remains as discussed last August, you must submit a set of revisions to the RDIP to identify new locations for the impacted elements of the remediation program. When you submit the revisions, an updated schedule for implementation of the Site 2/3 cleanup must be included.

We understand that land use approvals are still being reviewed and processed by Napa County. As approvals for the facility are finalized by Napa County, Board staff may require further adjustments to the RDIP.

Napa Pipe- RDIP
April 29, 2013

An updated Site Cleanup Requirement (SCR) will be prepared for the facility after final development plans are approved.

Should you have any questions please contact Alyx Karpowicz of my staff at 510-622-2427 or akarpowicz@waterboards.ca.gov.

Sincerely,

Keith E. Roberson
Senior Engineering Geologist
Groundwater Protection Division

cc:

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