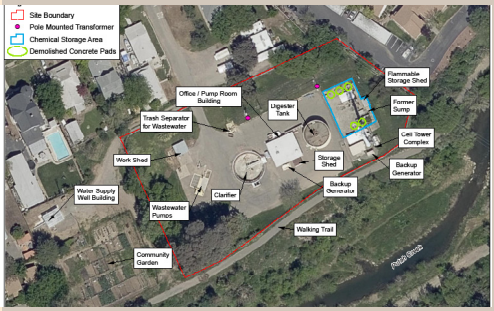
EPA
Region 9
Pacific Southwest

BROWNFIELDS TECHNICAL ASSISTANCE

201 East Street, Winters , CA

December 2019



Property Information

Address	201 East St. Winters, CA 95694
County	Yolo
Size	2.65 acres

Technical Assistance Recipient

Solano County Water Agency

www.scwa2.com

Contacts

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EPA's Targeted Brownfields Assessment Program is a technical service to conduct environmental assessments on brownfield sites:

www.epa.gov/brownfields

SUMMARY

Community

The City of Winters is located in a rural area of the western Sacramento Valley and is a tourism gateway to California's Inner Coast Range. The city's total area is 2.9 square miles with a population of approximately 7,000. The United States Environmental Protection Agency (EPA) places a high priority on providing Brownfields technical assistance to rural communities.

Property Information

The project site is a former wastewater treatment facility that currently operates as a lift station by the City of Winters to pump sewage to the current treatment plant north of the site. It's situated near downtown, adjacent to a popular pedestrian trail along Putah Creek recently constructed as part of a decade-long creek restoration project. The ground is mostly paved with asphalt and/or concrete with areas of exposed dirt or landscaping around the perimeter of the site. Several structures at the facility include the wastewater lift station office/pump room building, and former wastewater clarifier, trash separator, digester tank, and chemical storage area. A cell phone tower with a small concrete building and several wooden sheds are also located at the facility.

Technical Assistance

EPA provides technical assistance to research historical property uses, conduct environmental sampling and identify cleanup options and costs. The investigation included a geophysical survey, hazardous building materials survey, surface and subsurface soil sampling and soil vapor sampling. Lead-based paint and asbestos-containing material were identified in site buildings, pipe insulation. The volatile organic compound (VOC) tetrachloroethylene was detected in soil vapor in the northwestern and northcentral portions of the property.

Recommendations

Properly abate hazardous building materials prior to any building renovation or demolition work. Install vapor barriers below future buildings to mitigate any potential vapor intrusion to indoor air. Monitor soil vapor beneath the foundation of the pump room building for potential VOC encroachment and, if future soil vapor conditions warrant, install a sub-slab depressurization system.

Future Use

After remediation of the areas assessed during this Targeted Brownfields Assessment project, the city wants to (1) enhance the community's experience on the pedestrian trail by adding interpretive signage for climate-change resiliency, (2) install solar panels for clean, local, renewable energy, (3) improve bank stabilization, and (4) potentially subdivide the site for a community garden and a public demonstration area.