

## Rizzi, Krystle

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**From:** Jang, John@Waterboards <John.Jang@waterboards.ca.gov>  
**Sent:** Saturday, July 16, 2022 10:57 PM  
**To:** Rizzi, Krystle  
**Cc:** Powell, Greg  
**Subject:** RE: 2 Petaluma Blvd S. Proposed Hotel - CHEVRON #9-0152 (FORMER) (T0609700800)

---Warning: Use caution before clicking any attachments. THIS EMAIL IS FROM OUTSIDE OUR EMAIL SYSTEM.---  
Additional testing is not necessary at this time. I recommend soil confirmation samples after the proposed 7,140 cy excavation and grab groundwater samples from the excavation pit. I recommend paired subslab and indoor air samples after development is completed to ensure that the required vapor mitigation measures are effective [vapor barrier(s) and venting system(s)].

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**From:** Rizzi, Krystle <krizzi@cityofpetaluma.org>  
**Sent:** Wednesday, June 22, 2022 9:23 AM  
**To:** Jang, John@Waterboards <John.Jang@waterboards.ca.gov>  
**Cc:** Powell, Greg <GPOWELL@cityofpetaluma.org>  
**Subject:** RE: 2 Petaluma Blvd S. Proposed Hotel - CHEVRON #9-0152 (FORMER) (T0609700800)

EXTERNAL:

Hi John,

That works for us. The project is going through revisions in response to the City's incompleteness letter, so we have some time.

Thanks!

### KRYSTLE RIZZI

Senior Planner  
City of Petaluma | Community Development  
office. 707-778-4592 | [krizzi@cityofpetaluma.org](mailto:krizzi@cityofpetaluma.org)



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**From:** Jang, John@Waterboards <[John.Jang@waterboards.ca.gov](mailto:John.Jang@waterboards.ca.gov)>  
**Sent:** Monday, June 20, 2022 3:09 PM  
**To:** Rizzi, Krystle <[krizzi@cityofpetaluma.org](mailto:krizzi@cityofpetaluma.org)>  
**Cc:** Powell, Greg <[GPOWELL@cityofpetaluma.org](mailto:GPOWELL@cityofpetaluma.org)>  
**Subject:** RE: 2 Petaluma Blvd S. Proposed Hotel - CHEVRON #9-0152 (FORMER) (T0609700800)

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I am currently working on end of the State fiscal year commitments. I will get to this in early July. Is this okay or will this be too late?

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**From:** Rizzi, Krystle <[krizzi@cityofpetaluma.org](mailto:krizzi@cityofpetaluma.org)>  
**Sent:** Tuesday, June 7, 2022 3:23 PM  
**To:** Jang, John@Waterboards <[John.Jang@waterboards.ca.gov](mailto:John.Jang@waterboards.ca.gov)>  
**Cc:** Powell, Greg <[GPOWELL@cityofpetaluma.org](mailto:GPOWELL@cityofpetaluma.org)>  
**Subject:** RE: 2 Petaluma Blvd S. Proposed Hotel - CHEVRON #9-0152 (FORMER) (T0609700800)

EXTERNAL:

Hi John,

Here is a link to the case file on the Water Board website:  
[https://geotracker.waterboards.ca.gov/profile\\_report.asp?global\\_id=T0609700800](https://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0609700800)

The site was historically used as a gas station and there is a lot of history regarding testing and remediation. We are wondering if the amount and depth of excavation may warrant additional testing. I have attached the Covenant and Environmental Restriction document referenced in my original email. Based on the requirements contained in this document, we have requested that the applicant provide, at a minimum a Health and Safety Plan and a Soil Management Plan.

Please let us know if you recommend additional testing based on the project proposal.

Thanks!

## KRYSTLE RIZZI

Senior Planner  
City of Petaluma | Community Development  
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**From:** Jang, John@Waterboards <[John.Jang@waterboards.ca.gov](mailto:John.Jang@waterboards.ca.gov)>  
**Sent:** Monday, June 6, 2022 10:24 PM  
**To:** Rizzi, Krystle <[krizzi@cityofpetaluma.org](mailto:krizzi@cityofpetaluma.org)>  
**Cc:** Powell, Greg <[GPOWELL@cityofpetaluma.org](mailto:GPOWELL@cityofpetaluma.org)>  
**Subject:** RE: 2 Petaluma Blvd S. Proposed Hotel - CHEVRON #9-0152 (FORMER) (T0609700800)

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Geotracker does not list any case with that address. The closest case appears to be at 15 Petaluma Blvd South. Is there a Phase I or II for the subject site? What is the historical uses of this and nearby sites?

**From:** Rizzi, Krystle <[krizzi@cityofpetaluma.org](mailto:krizzi@cityofpetaluma.org)>  
**Sent:** Monday, May 9, 2022 2:57 PM  
**To:** Jang, John@Waterboards <[John.Jang@waterboards.ca.gov](mailto:John.Jang@waterboards.ca.gov)>  
**Cc:** Powell, Greg <[GPOWELL@cityofpetaluma.org](mailto:GPOWELL@cityofpetaluma.org)>  
**Subject:** 2 Petaluma Blvd S. Proposed Hotel - CHEVRON #9-0152 (FORMER) (T0609700800)

**EXTERNAL:**

Hello John,

My name is Krystle and my colleague, Greg Powell forwarded your contact information to me. I'm doing the environmental review for a proposed hotel at 2 Petaluma Blvd S. in Petaluma. I see on GeoTracker that this site is closed as of February 2020, but I wanted to check in with you regarding the specific proposal. The project includes a substantial amount of excavation (7,140 cy), and so I wanted to check in to see if there is any additional testing needed at this time. If so, we can request from the applicant and would reference in the environmental document that we will be preparing pursuant to CEQA. I reviewed the Covenant and Environmental Restriction document and note that there are several approvals needed prior to site disturbance. Is there anything else you can think of that would be needed at this time?

Please feel free to call me at 707-540-0723 x208 if you'd like to discuss further. Thank you!

**KRYSTLE RIZZI**

Senior Planner  
City of Petaluma | Community Development  
office. 707-778-4592 | [krizzi@cityofpetaluma.org](mailto:krizzi@cityofpetaluma.org)



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