Detterman, Mark, Env. Health

From: Detterman, Mark, Env. Health
Sent: Thursday, January 09, 2014 9:04 AM
To: 'Trommer, Bob@Waterboards'
Cc: Lockwood, George@Waterboards; Roe, Dilan, Env. Health
Subject: RE: Cal-Gas (Chevron #21-1285; RO0000374; T0600101374); 15595 Washington Street, San Lorenzo, 94580; Extent of Public Notification and SWRCB UST Closure Page

Bob,
Thanks; it has been a concern with the apparent resumption of well use in spite of the older request.

Mark Detterman
Senior Hazardous Materials Specialist, PG, CEG
Alameda County Environmental Health
1131 Harbor Bay Parkway
Alameda, CA 94502
Direct: 510.567.6876
Fax: 510.337.9335
Email: mark.detterman@acgov.org

PDF copies of case files can be downloaded at:

http://www.acgov.org/aceh/lop/ust.htm

From: Trommer, Bob@Waterboards [mailto:Bob.Trommer@waterboards.ca.gov]
Sent: Thursday, January 09, 2014 8:49 AM
To: Detterman, Mark, Env. Health
Cc: Lockwood, George@Waterboards
Subject: RE: Cal-Gas (Chevron #21-1285; RO0000374; T0600101374); 15595 Washington Street, San Lorenzo, 94580; Extent of Public Notification and SWRCB UST Closure Page

Here is the list of parties we noticed including 15600 Lorenzo Ave, San Lorenzo.

From: Detterman, Mark, Env. Health [mailto:Mark.Detterman@acgov.org]
Sent: Wednesday, January 08, 2014 3:36 PM
To: Lockwood, George@Waterboards; Trommer, Bob@Waterboards
Cc: Roe, Dilan, Env. Health
Subject: Cal-Gas (Chevron #21-1285; RO0000374; T0600101374); 15595 Washington Street, San Lorenzo, 94580; Extent of Public Notification and SWRCB UST Closure Page

Hi George and Bob,
ACEH wants to followup with you regarding the extent of the public notification for the subject site prior to closure of the case. Specifically, ACEH would like confirmation that the residents at 15600 Lorenzo Ave, San Lorenzo, were notified of the proposed case closure.

Prior to ACEH's response to the SWRCB's *Notice of Opportunity for Public Comment*, dated June 27, 2013, I inquired of Bob Trommer about the specifics of the public notification, but did not hear back (see attached CORRES_L_2013-08-14). As stated in our August 28, 2013 response to the SWRCB *Notice of Opportunity for Public Comment*, ACEH is concerned about the existence of a private residential water supply well 290 feet directly downgradient of the site. Based on a review of Google Map and Street images this well appears to be to have been recently plumbed (newer light white PVC piping) to the freshly painted well house, and notably is supplied with electricity. Images captured from Google Maps and Street View were submitted with ACEHs closure response (see Attachment 2 of DIR_L_2013-08-28;

attached). In May 2001 ACEH requested the well owner not use the well until further notice due to the release of petroleum hydrocarbons from the subject site. A copy of this letter was attached to the ACEH response (see Attachment 1 of DIR_L_2013-08-28; attached) to the *Notice of Opportunity for Public Comment*. Please note that this was a request only as ACEH does not have the right or ability to request the destruction of a private well. The SWRCB *Notice of Opportunity for Public Comment* document stated the well is no longer used to support closure of the case (pg 2 of 12). Because of the apparent recent improvements to the well and well house, and the probability of well use, ACEH is again inquiring if this address (15600 Lorenzo Avenue, San Lorenzo, 94580) was included in the public notification process.

Additionally, ACEH wants to followup with you on the status of the tabulated list of sites in the state's closure queue process at http://www.waterboards.ca.gov/water_issues/programs/ustcf/prop_closure_cases.shtml. Per the November 13, 2013 LOP Round Table, it is our understanding that not all cases have been updated on the listing, but were in the process of being so, depending on the end of year time crunch. Based on a review of the list today the subject case is listed as not having a response from our agency; however, as discussed above a response was sent by email and was uploaded to Geotracker on August 28, 2013 (and was due by September 3, 2013). To help support this, I have attached email correspondence to this effect.

Thank you in advance for your attention to this case.

Mark Detterman
Senior Hazardous Materials Specialist, PG, CEG
Alameda County Environmental Health
1131 Harbor Bay Parkway
Alameda, CA 94502
Direct: 510.567.6876
Fax: 510.337.9335
Email: mark.detterman@acgov.org

PDF copies of case files can be downloaded at:

http://www.acgov.org/aceh/lop/ust.htm

Detterman, Mark, Env. Health

From: Detterman, Mark, Env. Health
Sent: Wednesday, August 14, 2013 11:07 AM
To: 'BTrommer@waterboards.ca.gov'; Bahm, Walter@Waterboards
Cc: Roe, Dilan, Env. Health
Subject: Public Notification for Case Closure; Claim Number 12999 / 15058; Fuel Leak Case No. RO0000374 and GeoTracker Global ID T06000101374, Chevron #21-1285 / Cal Gas, 15595 Washington Avenue, San Lorenzo, CA 94580

Bob and Walter,
As confirmed by Kevin, George, and Lisa in today's LOP Round Table, the SWRCB is not publicly releasing the list of notified individuals and entities that received the public notification of the intended closure. Consequently, ACEH is seeking to obtain a copy of the list in order to potentially provide comments. Comments are due in several weeks. I've sent this email to you as having been associated with the closure and the notification, please forward it as needed for a response.
Thank you in advance.

Mark Detterman
Senior Hazardous Materials Specialist, PG, CEG
Alameda County Environmental Health
1131 Harbor Bay Parkway
Alameda, CA 94502
Direct: 510.567.6876
Fax: 510.337.9335
Email: mark.detterman@acgov.org

PDF copies of case files can be downloaded at:

http://www.acgov.org/aceh/lop/ust.htm

Detterman, Mark, Env. Health

From: dehloptoxic, Env. Health
Sent: Wednesday, August 28, 2013 2:16 PM
To: USTClosuresComments@waterboards.ca.gov; IanRobb@chevron.com; info@envirosoiltech.com; LBabcock@waterboards.ca.gov; RTrommer@waterboards.ca.gov; Walter.Bahm@waterboards.ca.gov; MCassa@waterboards.ca.gov
Cc: Roe, Dilan, Env. Health; Detterman, Mark, Env. Health
Subject: ACEH Correspondence for RO374
Attachments: DIR_L_2013-08-28.pdf

Dear Interested Parties,

Attached is Alameda County Environmental Health's (ACEH) correspondence for your case, RO0000374.

Please add our email address to your book to prevent future e-mails from being filtered as spam.

Sincerely,

ACEH

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
ALEX BRISCOE, Agency Director

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

August 28, 2013

Mr. Pete Mizera
State Water Resources Control Board
1001 I Street, 16th Floor
Sacramento, CA 95814
(Sent via E-mail to: USTClosuresComments@waterboards.ca.gov)

Subject: **Comment Letter – Chevron #21-1285 Cal Gas Case Closure Summary**, Notice of Opportunity for Public Comment; Underground Storage Tank Cleanup Fund Case Closure Recommendation; Claim Number 12999 / 15058; Fuel Leak Case No. RO0000374 and GeoTracker Global ID T06000101374, Chevron #21-1285 / Cal Gas, 15595 Washington Avenue, San Lorenzo, CA 94580

Dear Mr. Mizera:

Alameda County Environmental Health (ACEH) staff has received the Underground Storage Tank Cleanup Fund's (USTCF's or Fund's) *Notice of Opportunity for Public Comment* dated June 27, 2013, for the subject site. The purpose of the Notice is to inform interested parties of 1) the USTCF's intent to recommend closure of the subject site to the California State Water Resources Control Board's (SWRCBs) Executive Director, and 2) the sixty day public comment period on the Fund's *UST Case Closure Review Summary Report* (Case Closure Summary), dated June 26, 2013. According to the Notice, written comments to the SWRCB on the Fund's Case Closure Summary must be received by 12:00 noon on September 3, 2013. This letter herein transmits ACEH's comments.

Requirements for Investigation and Cleanup of Unauthorized Releases from USTs

ACEH reviewed the USTCF's *UST Case Closure Review Summary Report*, dated June 27, 2013, prepared by Walter Bahm and signed by Lisa Babcock, including *Attachment 1: Compliance with State Water Board Policies and State Law* (i.e., the SWRCB's Low-Threat UST Case Closure Policy Paper Check List), and *Attachment 2: Summary of Basic Site Information (Conceptual Site Model)* in conjunction with the case files for the above-referenced site. A complete record of the case files (i.e., regulatory directives and correspondence, reports, data submitted in electronic deliverable format, etc.) can be obtained through review of both the SWRCB's Geotracker database, and the ACEH website at http://www.acgov.org/aceh/index.htm.

ACEH's review was guided by the requirements for investigation and cleanup of unauthorized releases from underground storage tanks (USTs) contained in the following resolutions, policies, codes, and regulations:

- SWRCB's Low-Threat Underground Storage Tank Case Closure Policy (LTCP), adopted on May 1, 2012; and effective August 17, 2012;
- California Code of Regulations (CCR) Title 23, Article 5 and Article 11, Underground Storage Tank Regulations, as amended and effective July 1, 2011;
- California Health & Safety Code (HS&C) Sections 25280-15299.8, Underground Storage of Hazardous Substances, as amended on January 1, 2011;
- SWRCB Resolution 1992-0049, Policies and Procedures for the Cleanup and Abatement of Discharges under California Water Code Section 13304, as amended on April 21, 1994 and October 2, 1996;

- San Francisco Bay Regional Water Quality Control Board's (RWQCB) San Francisco Bay Basin (Region 2) Water Quality Control Plan (Basin Plan).

Application of Case Review Tools

ACEH's case closure evaluation was also guided by the application of the principles and strategies presented in the *Leaking Underground Fuel Tank Guidance Manual* (CA LUFT Manual), dated September 2012, developed by the SWRCB "…[t]o provide guidance for implementing the requirements established by the Case Closure Policy" and associated reference documents including but not limited to:

- *Technical Justification for Vapor Intrusion Media-Specific Criteria*, SWRCB dated March 21, 2012;
- *Technical Justification for Groundwater Media-Specific Criteria*, SWRCB dated April 24, 2012;
- *Technical Justification for Soil Screening Levels for Direct Contact and Outdoor Air Exposure Pathways*, SWRCB dated March 15, 2012;
- *Guidance for the Evaluation and Mitigation of Subsurface Vapor Intrusion to Indoor Air, Final* DTSC, dated October, 2011;
- *Active Soil Gas Investigations Advisory,* DTSC, dated April 2012.

ACEH also utilized other case review tools developed by the SWRCB to aid in determining compliance of the subject fuel leak site with LTCP criteria, including both the paper *Policy Checklist* (available at www.waterboards.ca.gov/ust/docs/checklist.pdf) and the electronic version of the *Policy Checklist* (available on the SWRCB's GeoTracker website at http://geotracker.waterboards.ca.gov). ACEH's evaluation of the subject site is presented below and in previously submitted documents posted to Geotracker and the ACEH ftp website.

Summary of ACEH's Review of the USTCF's UST Case Closure Summary

ACEH does not agree with the USTCF's Conceptual Site Model (CSM) nor the technical analysis presented in the *UST Case Closure Summary Report.* Specifically, ACEH remains concerned that the downgradient extent of the groundwater contaminant plume has not been defined, that an unevaluated secondary source may still exist at the site, that local water use may result in exposure to contamination and therefore local human health and safety may not be protected, and that nuisance factors as defined by Water Code section 13050 may exist at the site.

General Criteria a: The unauthorized release is located within the service area of a public water system.
The site meets this General Criteria.
General Criteria b: The unauthorized release consists only of petroleum.
The site meets this General Criteria.
General Criteria c: The unauthorized ("primary") release from the UST system has been stopped.
The site meets this General Criteria.
General Criteria d: Free product has been removed to the maximum extent practicable.
The site meets this General Criteria.
General Criteria e: A conceptual site model has been developed.
The site does not meet this General Criteria. The CSM does not support closure as a low risk site under the LTCP general criteria f, h, and Media-Specific-Criterias for Groundwater and Direct Contact and

Outdoor Air Exposure.

ACEH notes that groundwater concentrations at the site have declined significantly with time at the site; however, based on an extensive series of groundwater gradient maps generated for the site and vicinity since the installation of wells STMW-6 to STMW-10 (April 2007) a groundwater low or valley appears to extend across the site towards the southwest and the intersection of Via Enrico and Lorenzo Avenue. The contaminant groundwater contour maps generated for the site suggest that wells STMW-6 to STMW-10 are monitoring the lateral extent of a groundwater plume, rather than the downgradient direction. ACEH thinks it prudent to investigate the flowpath depicted since 2007. To rapidly access this downgradient vicinity, ACEH requested a soil bore transect with soil and grab groundwater sample collection investigation, with the subsequent installation of several wells (if judged appropriate) to allow quick evaluation of groundwater contaminant concentrations of the mapped downgradient location.

The mapped downgradient location is in an area of San Lorenzo known to contain an above average number of residential water supply wells, and as such ACEH requested a door to door neighborhood canvas to preclude potential exposure to contaminants (MTBE) via these probable wells. From experience, wells in this area are both officially registered and unregistered. One registered well has been identified at 15600 Lorenzo Avenue, San Leandro, CA 94580. In May 2001, ACEH requested that the well owner not use the well until further notice due to the release of petroleum hydrocarbons from the subject service station (see Attachment 1 for a copy of the letter). Please note that this was a request only as ACEH does not have the right or ability to request the destruction of a private well. The attached Google images (Attachment 2) were recently captured, and more precisely place the well. The well appears to be approximately 290 feet from one of the sources at the site, rather than the previously identified 185 feet. The images also indicate that the well is both physically plumbed to what appears to be a pump house and is connected to street power. The exterior yard of the house does not appear to be watered; however, a fully plumbed and powered well strongly indicate that the right to local water use has not been given up. The hose spigot on the opposite side of the pump house from the well connection does not suggest use of groundwater has completely ceased. Based on previous information ACEH has understood the well to be unused; thus groundwater from the well has not been requested to be tested for contaminants of concern from the subject site. However, the recent Google images suggest the well is in use. Therefore, it appears to be appropriate to test the water from this well. (If requested, ACEH can separately forward a copy of the well log in order to maintain well confidentiality).

The well at 15600 Lorenzo Avenue is registered; however, there are other larger residential parcels in the local vicinity that likely represent older ranch homes that predate suburbanization of the vicinity, and may also contain older unaccounted irrigation wells. Additionally local groundwater flow appears to be to the southwest, directly toward Arroyo High School. While not yet known at this school, San Lorenzo schools are known to have made use of groundwater and have currently existing wells. Please see Attachment 3 for additional Google images of the site and vicinity.

Although site documents place the first generation USTs immediately “south” of the service station, two lines of evidence suggest this may not be correct. Additionally, because the first generation removal action predated environmental regulations, the extent of secondary source removal associated with these USTs has not been established. Soil and groundwater analytical data collected from well MW-3 located in the vicinity of the suspect first generation UST location have historically had low contaminant concentrations. Conversely soil analytical data from bore GP-4, located upgradient of all known sources, contains the highest documented concentrations of petroleum hydrocarbons in soil detected at the site. This suggests that the first generation of tanks may have been located upgradient of GP-4. This would be consistent with general practices of placing USTs at some distance from a building for fire and construction safety issues provided sufficient space exists on a site, as it does at this site. Groundwater downgradient from such a location has not been monitored at the site, appears to flow to the unmonitored groundwater low, and may eventually be tapped by the residential well at 15600 Lorenzo Avenue, and any other unlocated wells in the vicinity. ACEH requested the installation of soil bores with soil and grab groundwater collection in the vicinity of GP-4 to delineate hot spots and isolate a potential source location.

The SWRCB USTCF has identified the closest surface water body to be the San Lorenzo Creek, at a distance of 600 feet northwest of the defined plume boundary. The USTCF further notes that the creek is concrete lined which diminishes the likelihood of potential impact to the surface water body. ACEH notes that the abandoned historic creek channel of San Lorenzo Creek is known to lie at a distance of

approximately 260 feet to the northwest of a portion of the known groundwater plume, and that other buried "paleochannels" have a high probably of existing in the vicinity due to typical depositional style of a meandering stream. Please see Attachment 4 for a copy of the Oakland Museum of California, *Creek & Watershed Map of Hayward & San Leandro,* 1997 (Janet M. Sowers, William Lettis & Associates, Inc). This known historic trace of the creek was abandoned in the channelization process; it is not know what it is backfilled with.

General Criteria f: Secondary source removal has been addressed. The secondary source is the petroleum-impacted soil, free product, or groundwater that acts as a long-term source releasing contamination to the surrounding area. Unless site conditions prevent secondary source removal (e.g. physical or infrastructural constraints exist whose removal or relocation would be technically or economically infeasible), petroleum-release sites are required to undergo secondary source removal to the extent practicable.

The site does not meet this General Criteria.

As noted above site documents place the first generation USTs immediately "south" of the service station; however, two lines of evidence suggest this is not correct. Soil and groundwater analytical data collected well MW-3 located in the vicinity of the suspect first generation UST location have historically had low contaminant concentrations. Conversely soil analytical data from bore GP-4, located upgradient of all known sources, contains the highest documented concentrations of petroleum hydrocarbons detected at the site. This indicates that the first generation of tanks may have been located upgradient of GP-4. This would be consistent with past practices that of placing USTs at some distance from a building for fire and construction safety issues provided sufficient space exists on a site, as it does at this site. Groundwater downgradient from such a location has not been monitored at the site, appears to flow to the unmonitored groundwater low, and may eventually be tapped by the residential well at 15600 Lorenzo Avenue. In total, ACEH remains concerned that uninvestigated secondary sources may remain at the site.

General Criteria g: Soil or groundwater has been tested for MTBE and results reported in accordance with Health and Safety Code section 25296.15.

Soil and groundwater has been tested for MTBE. The site meets this General Criteria.

General Criteria h: Nuisance as defined by Water Code section 13050 does not exist at the site.

The site may meet each of the three criteria of this General Criteria; thus a nuisance condition may be present.

As noted above, one and likely multiple, water supply wells are documented or suspected to exist in the vicinity of subject site due to a local knowledge base. Because the wells have not been located or tested, each of the three criteria of this General Criteria appear to be met.

Media-Specific Criteria 1. Groundwater: If groundwater with a designated beneficial use is affected by an unauthorized release, to satisfy the media-specific criteria for groundwater, the contaminant plume that exceeds water quality objectives must be stable or decreasing in areal (sic) extent, and meet all of the additional characteristics of one of the five classes of sites listed in the Policy. A plume that is "stable or decreasing" is a contaminant mass that has expanded to its maximum extent: the distance from the release where attenuation exceeds migration.

The *Case Closure Review Summary Report* indicates that the USTCF has determined the site meets Category 5 of the Groundwater Media-Specific Criteria. This category is a finding by the regulatory agency (the SWRCB USTCF) that based on an analysis of site specific conditions, the site under current and reasonably anticipated near-term future scenarios, the contaminant plume poses a low threat to human health and safety and to the environment and water quality objectives will be achieved within a reasonable time period.

As noted above, the apparent downgradient groundwater low that has been a consistent feature of groundwater contour maps for an extended period of time has not been delineated, tested, or monitored, and appears directed toward a known residential water supply well that has not been sampled. Therefore

ACEH remains concerned that human health and safety remain at risk due to Water Quality Objectives that have not been delineated or met at the distal end of the plume.

ACEH also notes that local knowledge of the general region indicates that additional registered and unregistered residual water supply wells are likely to be found and that no effort to identify or to assess the need to sample these wells has been expended.

Media-Specific Criteria 2. Petroleum Vapor Intrusion to Indoor Air: The low-threat vapor-intrusion criteria in the Policy apply to release sites and impacted or potentially impacted adjacent parcels when: (1) existing buildings are occupied or may be reasonably expected to be occupied in the future, or (2) buildings for human occupancy are reasonably expected to be constructed in the near future.

The site meets this Media-Specific Criteria. ACEH notes that the site is an operational service station and meets the active commercial service station exclusion.

Media-Specific Criteria 3. Direct Contact and Outdoor Air Exposure. Release sites where human exposure may occur satisfy the media-specific criteria for direct contact and outdoor air exposure and shall be considered low-threat if they meet any of the following:

a. Maximum concentrations of petroleum constituents in soil are less than or equal to those listed in Table 1 for the specified depth below ground surface (bgs). The concentration limits for 0 to 5 feet bgs protect from ingestion of soil, dermal contact with soil, inhalation of volatile soil emissions and inhalation of particulate emissions, and the 5 to 10 feet bgs concentration limits protect from inhalation of volatile soil emissions. Both the 0 to 5 feet bgs concentration limits and the 5 to 10 feet bgs concentration limits for the appropriate site classification (Residential or Commercial/Industrial) shall be satisfied. In addition, if exposure to construction workers or utility trench workers are reasonably anticipated, the concentration limits for Utility Worker shall also be satisfied; or

b. Maximum concentrations of petroleum constituents in soil are less than levels that a site specific risk assessment demonstrates will have no significant risk of adversely affecting human health; or

c. As a result of controlling exposure through the use of mitigation measures or through the use of institutional or engineering controls, the regulatory agency determines that the concentrations of petroleum constituents in soil will have no significant risk of adversely affecting human health.

The *Case Closure Review Summary Report* indicates that a the site meets Class 3a of the Direct Contact and Outdoor Air Exposure Media-Specific Criteria and states that maximum concentrations in soil are less than those in Table 1 for Commercial / Industrial and Utility Worker exposures.

ACEH does not agree that the site meets this Media-Specific Criteria. As more fully discussed above in General Criteria f, the removal of the secondary source associated with the first generation USTs is not documented; thus there is incomplete knowledge and data in which to evaluate this site within this Criterion.

Low-Threat Case Closure: If a case has been determined by the regulatory agency to meet the criteria in this policy, the regulatory agency shall notify responsible parties that they are eligible for case closure and that the following items, if applicable, shall be completed prior to the issuance of a uniform closure letter specified in Health and Safety Code section 25296.10:

a. **Notification Requirements:** Municipal and county water districts, water replenishment districts, special acts districts with groundwater management authority, agencies with authority to issue building permits for land affected by the petroleum release, and the owners and occupants of all parcels adjacent to the impacted property shall be notified of the proposed case closure and provided a 60 day period to comment.

Because of ACEHs remaining concern in regards to offsite residential irrigation well(s) in the vicinity, ACEH requested a list of parties included by the SWRCB in the notification of the potential closure of the case. To date ACEH has not received a copy of the notification list. It appears prudent to notify vicinity water users of the potential closure of this case.

Conclusions

ACEH is not in agreement that the site can currently be closed under the LTCP. The site appears to fail General Criterias e, f, and h, the Media-Specific Criteria for Groundwater, and potentially for Direct Contact and Outdoor Air Exposure. To address these issues ACEH has previously recommended a limited scope of investigation and grab groundwater sampling to investigate the downgradient extent of the groundwater plume and residual sources of soil contamination in a source area. The presence of an apparently completely functional water supply well in the immediate downgradient vicinity of the site indicates that these measures are not only appropriate but warranted to protect human health and safety.

Thank you for providing ACEH with the opportunity to comment on the subject site. Should you have any questions regarding the responses above, please contact Mark Detterman at (510) 567-6876 or send him an electronic mail message at mark.detterman@acgov.org.

Sincerely,

Dilan Roe, P.E.
LOP Program Manager

Mark E. Detterman, PG, CEG
Senior Hazardous Materials Specialist

Attachment1: Residential Well Notification Letter; May 22, 2001; 2 pgs
Attachment 2: Google Earth Images; Residential Well; 2 pgs
Attachment 3: Google Earth mages; Site and Neighborhood Vicinity; 3 pgs
Attachment 4: *Creek & Watershed Map of Hayward & San Leandro,* Oakland Museum of California, 1997, (Janet M. Sowers, William Lettis & Associates, Inc); 1 pg

cc: Mehdi and Fereshteh Mohammadian, Cal Gas, 15595 Washington Ave, San Lorenzo, CA 94580

Mr. Ian Robb, Chevron Corporation, 6111 Bollinger Canyon Rd, San Ramon, CA 94583-2324; (Sent via electronic mail to: IanRobb@chevron.com)

Ms Agnes Calleri, 10901 Cliffland Dr, Oakland, CA 94605

Ms. Marjorie Kayner, Burt Kubo Trust, 20321 Via Espana, Salinas, CA 93908

Frank Hamedi-Fard, Enviro Soil Tech Consultants, 131 Tully Road, San Jose, CA 95111 (Sent by electronic mail to info@envirosoiltech.com)

Lisa Babcock, State Water Resources Control Board, Division of Financial Assistance, 1001 I Street, Sacramento, CA 95814; (Sent via E-mail to: LBabcock@waterboards.ca.gov)

Robert Trommer, State Water Resources Control Board, Division of Financial Assistance, 1001 I Street, Sacramento, CA 95814; (Sent via E-mail to: RTrommer@waterboards.ca.gov)

Walter Bahm, State Water Resources Control Board, Division of Financial Assistance, 1001 I Street, Sacramento, CA 95814; (Sent via E-mail to: Walter.Bahm@waterboards.ca.gov)

Mary Rose Cassa, San Francisco Regional Water Quality Control Board, 1515 Clay Street, Suite 1400, Oakland, CA 94612 (Sent via electronic mail to MCassa@waterboards.ca.gov)
Dilan Roe (Sent via electronic mail to dilan.roe@acgov.org)
Mark Detterman (Sent via electronic mail to mark.detterman@acgov.org)
Electronic File, GeoTracker

ATTACHMENT 1

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

May 22, 2001

Mr. Jack Ottovich
15600 Lorenzo Avenue
San Lorenzo, CA 94580

State Well No. 3S / 3W 12 J4

RE: Investigation of gasoline release at 15595 Washington Avenue, San Lorenzo

Dear Mr. Ottovich:

The Alameda County Department of Environmental Health (ACDEH) is directing the investigation of a gasoline release associated with the underground storage tank (UST) system at a retail service station located at 15595 Washington Avenue. This service station, located on the corner of Washington and Via Enrico, is very close to your home.

This office is aware of the irrigation well located on your property. Irrigation and other pumping wells that are in proximity to UST release sites can often affect the way contaminants move through the aquifer, and pose a potential risk to both the well user and deeper water- bearing zones.

For your information, samples collected from a series of monitoring wells located on the service station property have identified the presence of high concentrations of gasoline components in shallow groundwater beneath the site. Most noteworthy of these is the compound *methyl-tert butyl ether*, or MtBE. You may have heard recently of the issues surrounding MtBE and its use in gasoline sold in California.

The extent of this release is currently unknown, as the occurrence of MtBE in groundwater has only recently been determined. Consequently, the investigation will be expanding in scope. Although progress is somewhat stalled at this time due to ancillary issues, we anticipate that the investigation will extend into the coming year and beyond before all is known, and that your irrigation well will become the focus of future sampling efforts.

Until such time as we have a better understanding of the nature and extent of this release, and the physical and geological factors which control the movement of the underlying ground water and associated gasoline plume, we request that you not use your well for any purpose until advised otherwise.

This agency would like to thank you in advance for your cooperation with this important request. Please feel free to contact me at (510) 567-6783 should you have any questions about this case.

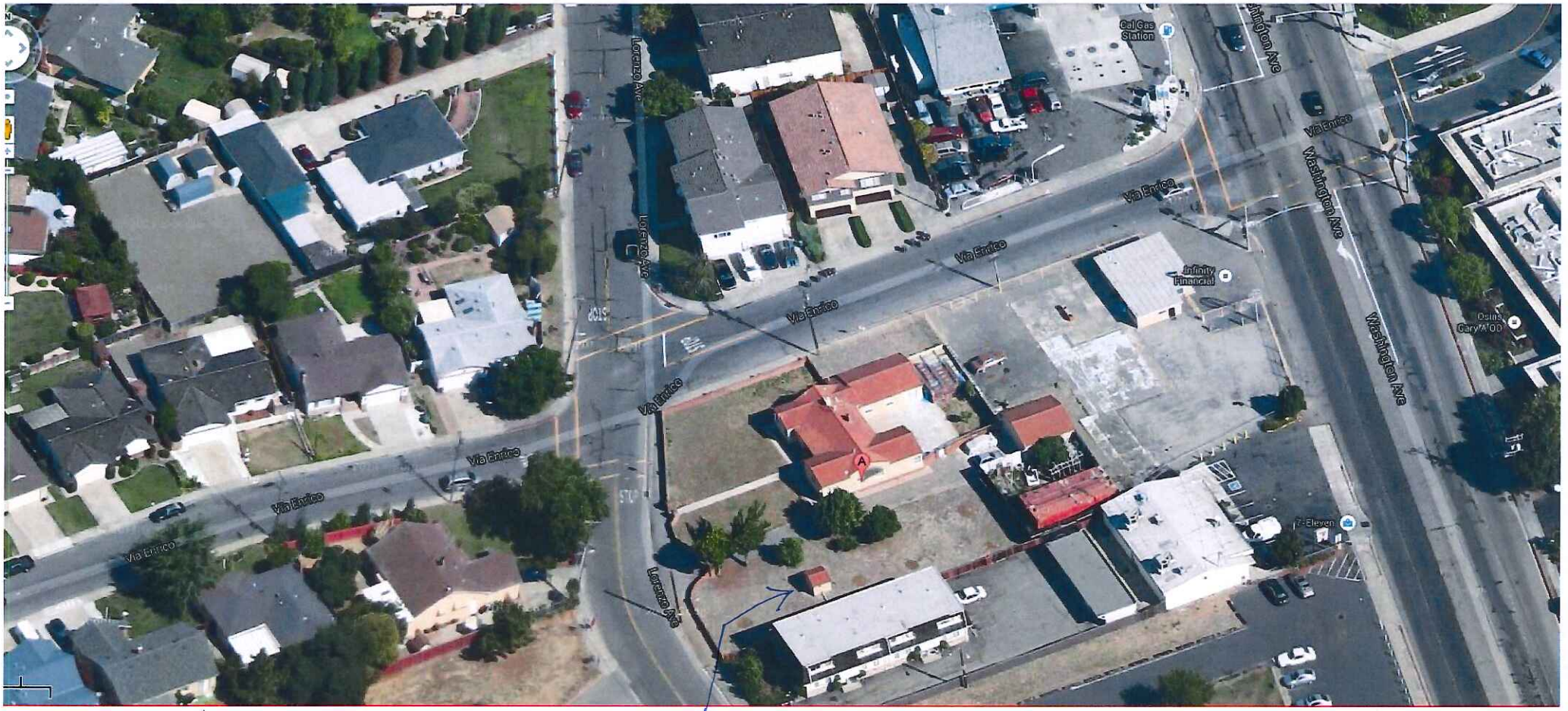
Sincerely,

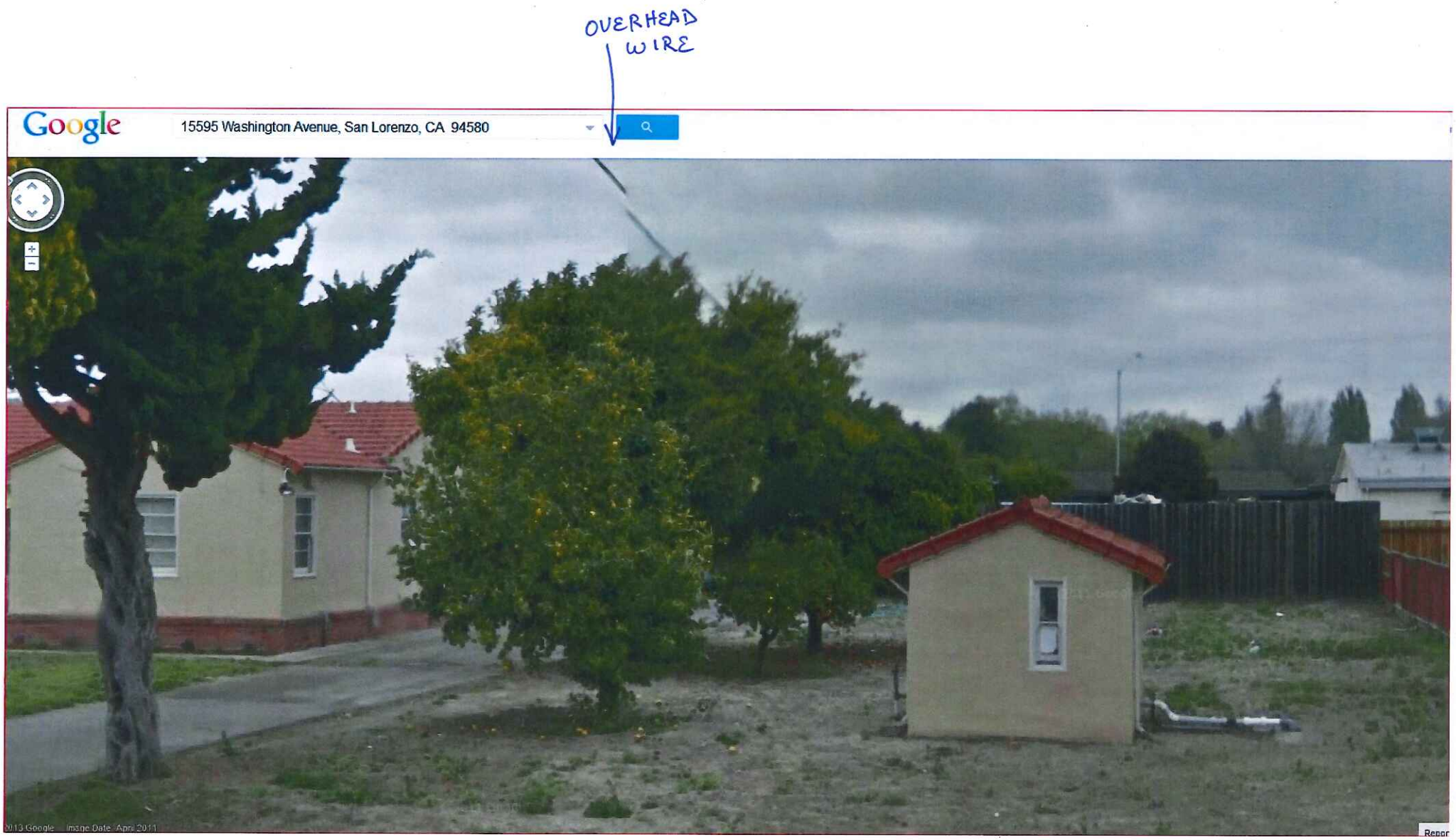
Scott O. Seery, CHMM
Hazardous Materials Specialist

cc: Chuck Headlee, RWQCB
Lori Casias, SWRCB
Emmanual Da Costa, Alameda Co. Public Works Agency
951 Turner Ct., Ste. 300, Hayward, CA 94545-2651
Mehdi Mohammadian, 15595 Washington Ave., San Lorenzo, CA 94580

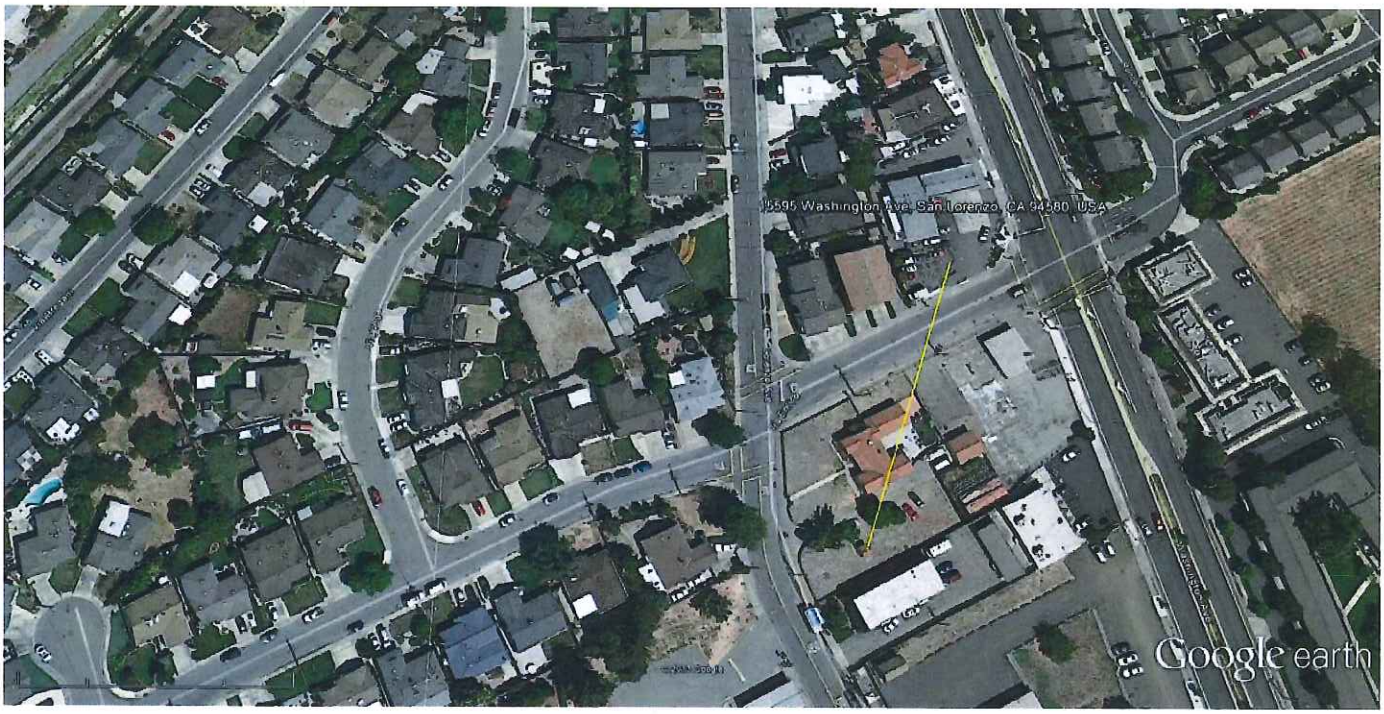
ATTACHMENT 2

SITE


Google
15600 Lorenzo Avenue, San Leandro, CA 94580
mdetter
Cal Gas Station
Lorenzo Ave
Via Enrico
Washington Ave
Infinity Financial
7-Eleven
Oslas Gary'a'OD
WELL HOUSE


OVERHEAD
WIRE
Google
15595 Washington Avenue, San Lorenzo, CA 94580
2013 Google Image Date April 2011

ATTACHMENT 3



Google earth

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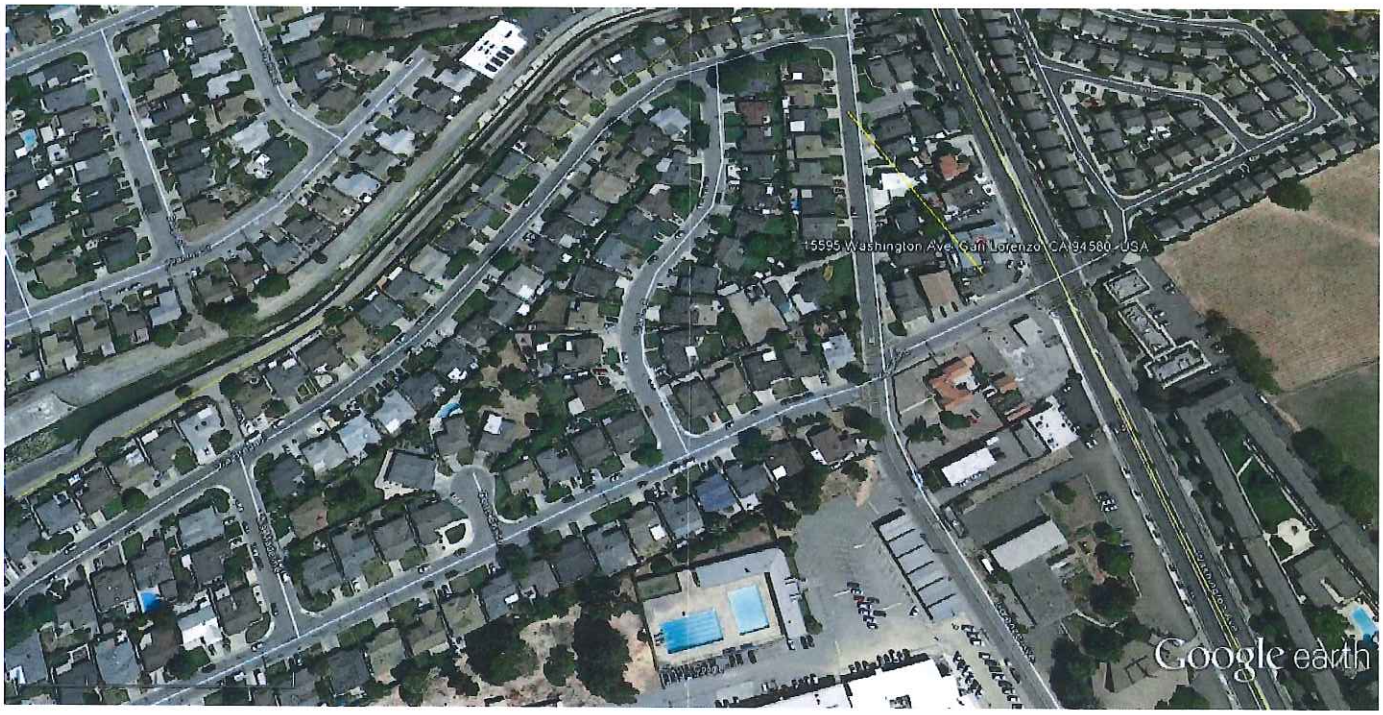
meters 100



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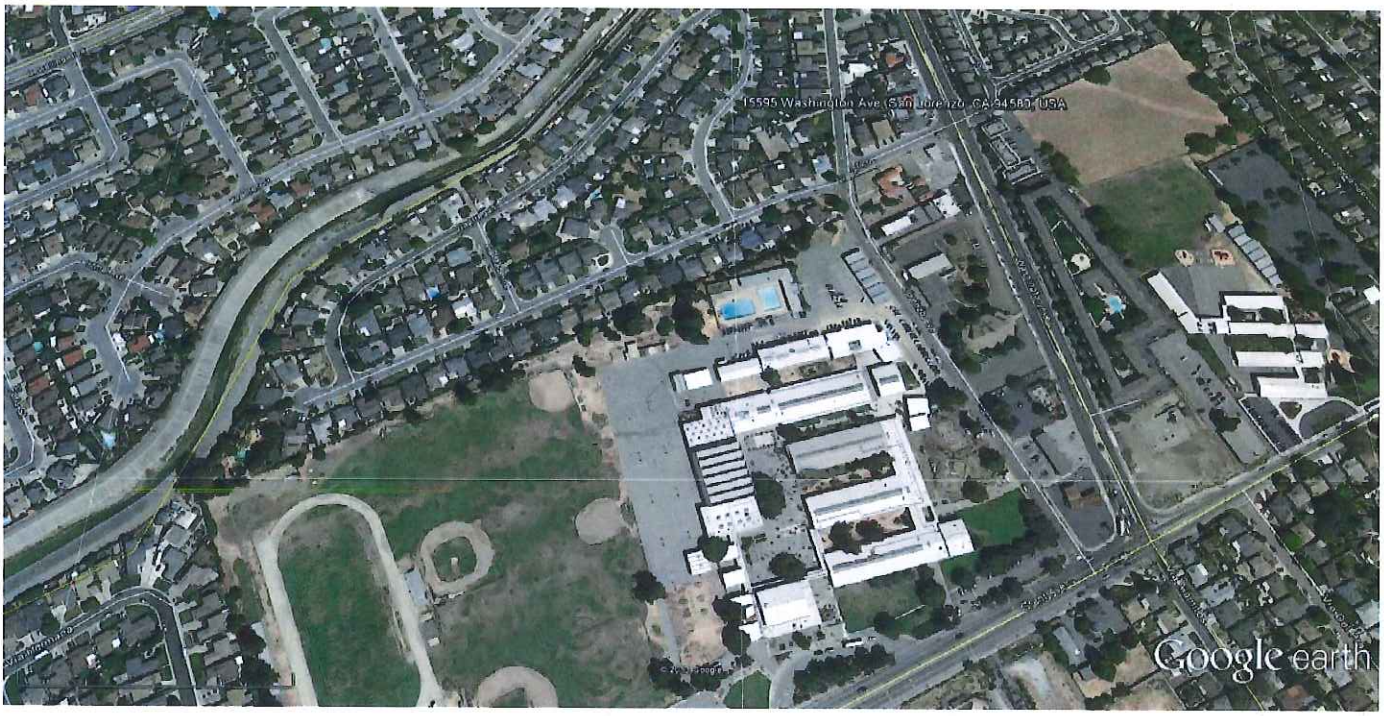

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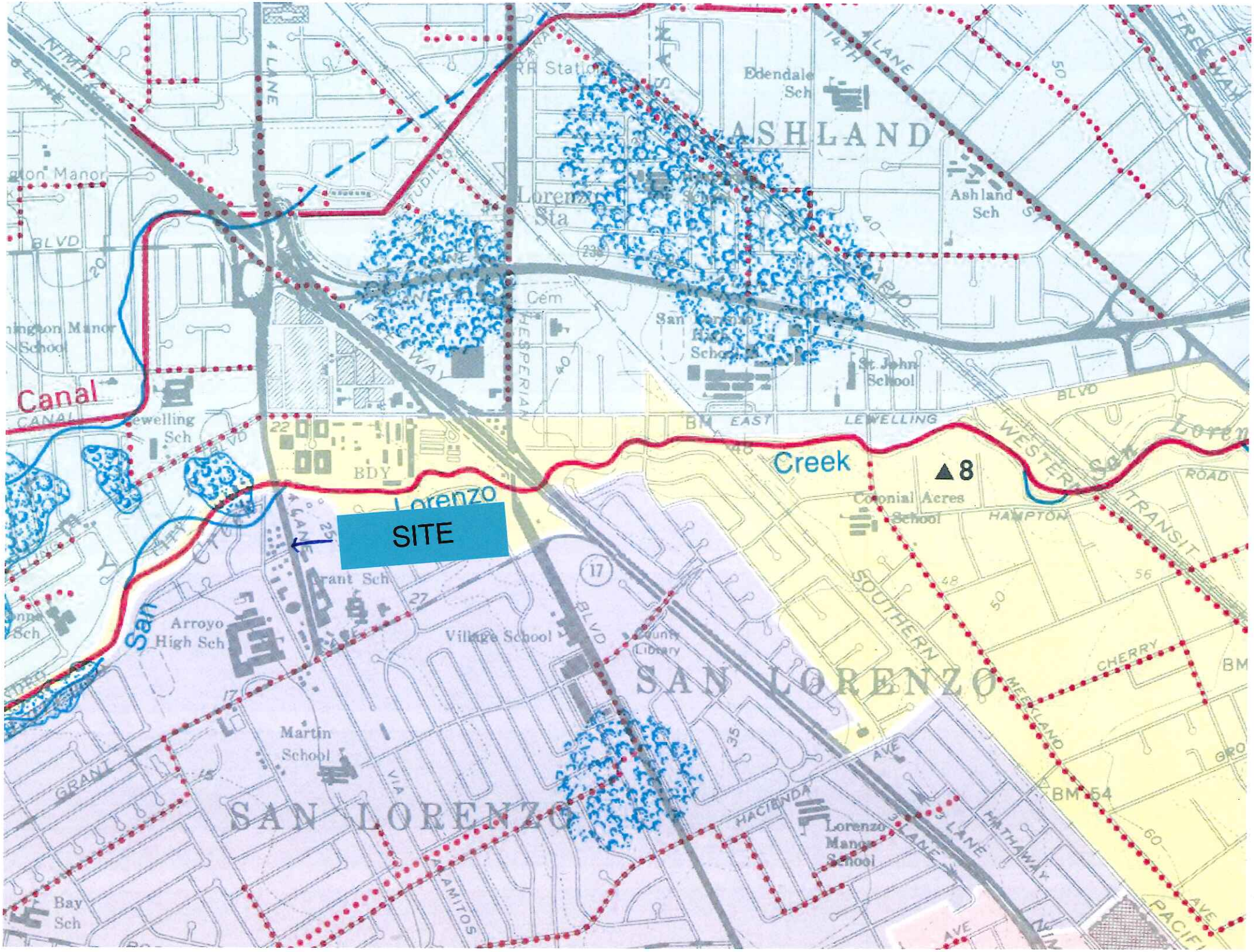
ATTACHMENT 4


SITE
Canal
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San Lorenzo
ASHLAND
SAN LORENZO
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Edendale Sch
Ashland Sch
St. John School
Colonial Acres School
Arroyo High Sch
Martin School
Village School
Grant Sch
Bay Sch
Lorenzo Manor School
Lewelling Sch
BM 54
▲8

CALIFORNIA
Water Boards

Alameda County
JUL 0 5 2013
Environmental Health

EDMUND G. BROWN JR.
GOVERNOR

MATTHEW RODRIQUEZ
SECRETARY FOR
ENVIRONMENTAL PROTECTION

State Water Resources Control Board

NOTICE OF OPPORTUNITY FOR PUBLIC COMMENT

UNDERGROUND STORAGE TANK CLEANUP FUND (FUND) CASE CLOSURE RECOMMENDATION PURSUANT TO HEALTH AND SAFETY CODE SECTION 25299.39.2 AND THE STATE WATER RESOURCES CONTROL BOARD LOW-THREAT UNDERGROUND STORAGE TANK CASE CLOSURE POLICY CLAIM NUMBER: 12999/15058, SITE ADDRESS: 15595 WASHINGTON AVE., SAN LORENZO, CA 94608

NOTICE IS HEREBY GIVEN THAT the State Water Resources Control Board (State Water Board) will accept comments on the proposed underground storage tank (UST) case closure for Alameda County Environmental Health Department (County), case number RO0000374, 15595 Washington Ave., San Lorenzo, CA 94608. This matter will be presented to the Executive Director of the State Water Board for consideration. Written comments may be submitted as described below.

Health & Safety Code section 25299.39.2, subdivision (a)(1) requires the Fund Manager to notify UST owners or operators who have a Letter of Commitment (LOC) that has been in active status for five or more years and to review the case history of these sites on an annual basis unless otherwise notified by the UST owner or operator. This process is called the "5-Year Review." Effective January 1, 2013, Health & Safety Code section 25299.39.2, subdivision (a)(1)(A), provides that the Fund Manager's determination that closure of the tank case is appropriate shall be documented in a review summary report provided to the regulatory agency. In addition, Health & Safety Code section 25299.39.2 further states that the Fund Manager, with approval of the UST owner or operator, may recommend regulatory case closure to the State Water Board. The State Water Board may close or require the closure of any UST case. The above-referenced case may be closed by the Executive Director of the State Water Board. Pursuant to State Water Board Resolution No. 2012-0061, the Executive Director of the State Water Board may close or require closure of cases that meet the criteria specified in the State Water Board's Low Threat Underground Storage Tank Case Closure Policy (Low-Threat Closure Policy) adopted by State Water Board Resolution No. 2012-0016.

Having obtained the owner/operator's approval, and pursuant to Health & Safety Code section 25299.39.2, subdivision (a)(1), the Fund Manager recommends closure of the above-referenced UST Case. Enclosed is a copy of the UST Case Closure Review Summary Report for the UST case. The Case Closure Review Summary Report contains information about the UST case and forms the basis for the UST Cleanup

Fund Manager's determination that case closure is appropriate and recommendation to the State Water Board for UST case closure. A copy of the Case Closure Review Summary Report has been provided to the owner/operator, environmental consultant of record, the local agency that has been overseeing corrective action, the local water purveyor, and the water district specified by Health & Safety Code section 25299.39.2, subdivision (a)(1). Notification has been provided to all entities that require notice as specified in the Low-Threat Closure Policy.

The Fund Manager determination that case closure is appropriate triggers the provision in Health and Safety Code section 25299.39.2, subdivision (a)(4) which states that the regulatory agency shall not issue a corrective action directive or enforce an existing corrective action directive for the tank case until the board issues a decision on the closure of the tank case, with limited exceptions.

Finally, the Fund Manager recommendation for case closure triggers provisions in Health & Safety Code section 25299.39.2, subdivision (a)(2) requiring the State Water Board to limit reimbursement of any correction action costs incurred after the date of this letter to $10,000 per year, excepting special circumstances.

SUBMISSION OF WRITTEN COMMENTS

Written comments on the Case Closure Review Summary Report to the State Water Board **must be received by 12:00 Noon on September 3, 2013**. Please provide the following information in the subject line: "**Comment Letter – Chevron #21-1285/Cal Gas Case Closure Summary.**"

Comments must be addressed to:

Mr. Pete Mizera
State Water Resources Control Board
1001 I Street, 16th Floor
Sacramento, CA 95814

Comments by email must be addressed to: USTClosures@waterboards.ca.gov

Please direct questions about this notice to Bob Trommer, UST Cleanup Fund, at (916) 341-5684 (btrommer@waterboards.ca.gov) or Nathan Jacobsen, Staff Counsel at (916) 341-5181 (njacobsen@waterboards.ca.gov).

Pete Mizera
Executive Assistant
Division of Financial Assistance

6/27/13
Date

State Water Resources Control Board

UST CASE CLOSURE REVIEW SUMMARY REPORT

Agency Information

Agency Name: Alameda County Environmental Health Department (County)	Address: 1131 Harbor Bay Parkway, Alameda, CA 94502
Agency Caseworker: Mark Detterman	Case No: RO0000374

Case Information

USTCF Claim No.: 12999/15058	Global ID: T0600101374
Site Name: Chevron #21-1285/Cal Gas	Site Address: 15595 Washington Avenue, San Lorenzo, CA 94608
Responsible Party: Mehdi Mohammadian	Address: P O Box 415, Talmage, CA 95481 / Enviro Soil Tech, 131 Tully Rd., San Jose, CA 95111
USTCF Expenditures to Date: $365,703	Number of Years Case Open: 26 Years

URL: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0600101374

Summary

The Low-Threat Underground Storage Tank (UST) Case Closure Policy (Policy) contains general and media-specific criteria, and cases that meet those criteria are appropriate for closure pursuant to the Policy. This case meets all of the required criteria of the Policy. A summary evaluation of compliance with the Policy is shown in **Attachment 1: Compliance with State Water Board Policies and State Law**. The Conceptual Site Model upon which the evaluation of the case has been made is described in **Attachment 2: Summary of Basic Site Information (Conceptual Site Model).** Highlights of the case follow:

This site is an active service station. In 1986 Texaco removed four USTs, excavated contaminated soil, and installed three groundwater monitoring wells. A leak was reported in March 1993. In 1998 and 2007, seven additional monitoring wells were installed to assess potential offsite migration to a residential area. No active remediation has been conducted. According to the latest groundwater data, water quality objectives have been achieved for all constituents except for TPHg at one well on site.

The petroleum release is limited to the shallow soil and groundwater. According to data available in GeoTracker, there are no California Department of Public Health regulated supply wells within 1,000 feet of the defined plume boundary. Water is provided to water users near the Site by the East Bay Municipal Utility District. The affected groundwater is not currently being used as a source of drinking water, and it is highly unlikely that the affected groundwater will be used as a source of drinking water in the foreseeable future. Other designated beneficial uses of impacted groundwater are not threatened, and it is highly unlikely that they will be considering these factors in the context of the site setting. Remaining petroleum hydrocarbon constituents are limited, stable and concentrations are declining.

Corrective action has been implemented and additional corrective actions are not necessary. Any remaining petroleum hydrocarbon constituents do not pose significant risk to human health, safety or the environment.

Rationale for Closure under the Low-Threat Policy

- General Criteria – The case meets all eight Policy general criteria.
- Groundwater Specific Criteria – The case meets Policy Criterion 1 by Class 5. The contaminant plume that exceeds water quality objectives is less than 250 feet in length. According to data available in GeoTracker, although there are no California Department of Public Health regulated supply wells within 1,000 feet of the defined plume boundary, San Loranzo Creek, a concrete-lined storm water channel, is located 600 feet northwest of the defined plume boundary. The contaminant plume that exceeds water quality objectives is stable and the remaining contaminant mass has expanded to the distance from the release where attenuation exceeds migration. Therefore, it is highly unlikely the contaminant plume will ever reach the creek. The concrete-lined channel further diminishes the likelihood of potential impact from the plume. Based on the analysis of site specific conditions, under current and reasonably anticipated near-term future scenarios, the contaminant plume poses a low threat to human health and safety and to the environment, and water quality objectives will be achieved within a reasonable time frame.
- Vapor Intrusion to Indoor Air – The case meets Policy Criterion 2a by Scenario 3a. The maximum benzene concentration in groundwater is less than 100 µg/L. The minimum depth to groundwater is greater than 5 feet, overlain by soil containing less than 100 mg/kg of TPH. The site specific groundwater data also show that groundwater concentrations in the area beneath the apartment buildings west of the Site have achieved water quality objectives.
- Direct Contact and Outdoor Air Exposure – The case meets Policy Criterion 3a. Maximum concentrations in soil are less than those in Policy Table 1 for Commercial/Industrial and Residential use, and the concentration limits for a Utility Worker are not exceeded.

Objections to Closure

The County objected to UST case closure for this case because:

- The Cleanup Fund has not considered residual contamination in soil or soil vapor.
  RESPONSE
  Very little to no fuel oxygenate(s) or BTEX petroleum fuel contamination has been noted at the Site. Concentrations are expected to continue to decline over time to below water quality objectives. Both the residual soil impact and soil vapor have been considered, and as stated in this summary report they meet all Policy Criteria for case closure and do not pose a significant risk to human health and the environment.

- There are unregistered domestic supply wells nearby.
  RESPONSE
  There is one well identified at approximately 185 feet cross-gradient from the site release point. The County has informed the well owner and the well is no longer used.

Site Address: 15595 Washington Ave, San Lorenzo June 2013

Site Name: Chevron #21-1285/Cal Gas
Claim No: 12999/15058

Determination
Based on the review performed in accordance with Health & Safety Code Section 25299.39.2 subdivision (a), the Fund Manager has determined that closure of the case is appropriate.

Recommendation for Closure
Based on available information, residual petroleum hydrocarbons at the Site do not pose a significant risk to human health, safety, or the environment, and the case meets the requirements of the Policy. Accordingly, the Fund Manager recommends that the case be closed. The State Water Board is conducting public notification as required by the Policy. Alameda County has the regulatory responsibility to supervise the abandonment of monitoring wells.

Lisa Babcock 6/26/13

Lisa Babcock, P.G. 3939, C.E.G. 1235 **Date**

Prepared by: Walter Bahm

ATTACHMENT 1: COMPLIANCE WITH STATE WATER BOARD POLICIES AND STATE LAW

The case complies with the State Water Resources Control Board policies and state law. Section 25296.10 of the Health and Safety Code requires that sites be cleaned up to protect human health, safety, and the environment. Based on available information, any residual petroleum constituents at the site do not pose significant risk to human health, safety, or the environment.

The case complies with the requirements of the Low-Threat Underground Storage Tank (UST) Case Closure Policy as described below.[1]

Is corrective action consistent with Chapter 6.7 of the Health and Safety Code and implementing regulations? The corrective action provisions contained in Chapter 6.7 of the Health and Safety Code and the implementing regulations govern the entire corrective action process at leaking UST sites. If it is determined, at any stage in the corrective action process, that UST site closure is appropriate, further compliance with corrective action requirements is not necessary. Corrective action at this site has been consistent with Chapter 6.7 of the Health and Safety Code and implementing regulations and, since this case meets applicable case-closure requirements, further corrective action is not necessary, unless the activity is necessary for case closure.	☒ Yes ☐ No
Have waste discharge requirements or any other orders issued pursuant to Division 7 of the Water Code been issued at this case?	☐ Yes ☒ No
If so, was the corrective action performed consistent with any order?	☐ Yes ☐ No ☒ NA
General Criteria General criteria that must be satisfied by all candidate sites:	
Is the unauthorized release located within the service area of a public water system?	☒ Yes ☐ No
Does the unauthorized release consist only of petroleum?	☒ Yes ☐ No
Has the unauthorized ("primary") release from the UST system been stopped?	☒ Yes ☐ No
Has free product been removed to the maximum extent practicable?	☐ Yes ☐ No ☒ NA
Has a conceptual site model that assesses the nature, extent, and mobility of the release been developed?	☒ Yes ☐ No

[1] Refer to the Low-Threat Underground Storage Tank Case Closure Policy for closure criteria for low-threat petroleum UST sites.
http://www.waterboards.ca.gov/board_decisions/adopted_orders/resolutions/2012/rs2012_0016atta.pdf

Has secondary source been removed to the extent practicable?	☒ Yes ☐ No
Has soil or groundwater been tested for MTBE and results reported in accordance with Health and Safety Code Section 25296.15?	☒ Yes ☐ No
Nuisance as defined by Water Code section 13050 does not exist at the site?	☒ Yes ☐ No
Are there unique site attributes or site-specific conditions that demonstrably increase the risk associated with residual petroleum constituents?	☐ Yes ☒ No
Media-Specific Criteria Candidate sites must satisfy all three of these media-specific criteria: **1. Groundwater:** To satisfy the media-specific criteria for groundwater, the contaminant plume that exceeds water quality objectives must be stable or decreasing in areal extent, and meet all of the additional characteristics of one of the five classes of sites:	
Is the contaminant plume that exceeds water quality objectives stable or decreasing in areal extent?	☒ Yes ☐ No ☐ NA
Does the contaminant plume that exceeds water quality objectives meet all of the additional characteristics of one of the five classes of sites?	☒ Yes ☐ No ☐ NA
If YES, check applicable class: ☐ **1** ☐ **2** ☐ **3** ☐ **4** ☒ **5**	
For sites with releases that have not affected groundwater, do mobile constituents (leachate, vapors, or light non-aqueous phase liquids) contain sufficient mobile constituents to cause groundwater to exceed the groundwater criteria?	☐ Yes ☐ No ☒ NA
2. Petroleum Vapor Intrusion to Indoor Air: The site is considered low-threat for vapor intrusion to indoor air if site-specific conditions satisfy all of the characteristics of one of the three classes of sites (a through c) or if the exception for active commercial fueling facilities applies.	
Is the site an active commercial petroleum fueling facility? Exception: Satisfaction of the media-specific criteria for petroleum vapor intrusion to indoor air is not required at active commercial petroleum fueling facilities, except in cases where release characteristics can be reasonably believed to pose an unacceptable health risk.	☒ Yes ☐ No
a. Do site-specific conditions at the release site satisfy all of the applicable characteristics and criteria of scenarios 1 through 3 or all of the applicable characteristics and criteria of scenario 4? If YES, check applicable scenarios: ☐ **1** ☐ **2** ☒ **3** ☐ **4**	☒Yes ☐ No ☐ NA

b. Has a site-specific risk assessment for the vapor intrusion pathway been conducted and demonstrates that human health is protected to the satisfaction of the regulatory agency?	☐ Yes ☐ No ☒ NA
c. As a result of controlling exposure through the use of mitigation measures or through the use of institutional or engineering controls, has the regulatory agency determined that petroleum vapors migrating from soil or groundwater will have no significant risk of adversely affecting human health?	☐ Yes ☐ No ☒ NA
3. Direct Contact and Outdoor Air Exposure: The site is considered low-threat for direct contact and outdoor air exposure if site-specific conditions satisfy one of the three classes of sites (a through c).	
a. Are maximum concentrations of petroleum constituents in soil less than or equal to those listed in Table 1 for the specified depth below ground surface (bgs)?	☒ Yes ☐ No ☐ NA
b. Are maximum concentrations of petroleum constituents in soil less than levels that a site specific risk assessment demonstrates will have no significant risk of adversely affecting human health?	☐ Yes ☐ No ☒ NA
c. As a result of controlling exposure through the use of mitigation measures or through the use of institutional or engineering controls, has the regulatory agency determined that the concentrations of petroleum constituents in soil will have no significant risk of adversely affecting human health?	☐ Yes ☐ No ☒ NA

ATTACHMENT 2: SUMMARY OF BASIC CASE INFORMATION (Conceptual Site Model)

Site Location/History

- The Site is located on the northwest corner of Washington Avenue and Via Enrico Street, in San Lorenzo, California, and is currently an active commercial petroleum fueling facility.
- The Site has one single story building. The former USTs were located at the center portion of the property south of the pump islands.
- The property is located in an area of commercial and residential development. Several apartment buildings are across the street to the west. Commercial land-use surrounds the remainder of the Site.
- Ten monitoring wells were installed and monitored regularly.
- Site map showing the location of the Site facilities, monitoring wells, and groundwater level contours is included at the end of this summary.
- Nature of Contaminants of Concern: Petroleum hydrocarbons only.
- Source: UST system.
- Date reported: March 30, 1993
- Status of Release: USTs removed and replaced.
- Free Product: None reported

Tank Information

Tank No.	Size in Gallons	Contents	Closed in Place/ Removed/Active?	Date
1	10,000	Gasoline	Removed	11/1986
2	10,000	Gasoline	Removed	11/1986
3	10,000	Gasoline	Removed	11/1986
4	280	Waste Oil	Removed	11/1986
5	10,000	Gasoline	Installed	02/1987
6	10,000	Gasoline	Installed	02/1987
7	10,000	Gasoline	Installed	02/1987
8	500	Waste Oil	Installed	02/1987

Receptors

- GW Basin: Santa Clara Valley - East Bay Plain
- Beneficial Uses: Municipal and Domestic Supply.
- Land Use Designation: Commercial.
- Public Water System: East Bay Municipal Utility District, P.O. Box 24055, Oakland, CA 94623
- Distance to Nearest Supply Well: According to data available in GeoTracker, there are no California Department of Public Health regulated supply wells within 1,000 feet of the defined plume boundary.
- Distance to Nearest Surface Water: San Lorenzo Creek, a concrete-lined storm water channel, is located approximately 600 feet northwest of the defined plume boundary.

Geology/Hydrogeology

- Stratigraphy: The soil beneath the Site consists of interbedded layers of gravelly silty sands, silty clays, clayey silts, sandy clays and silty clays.
- Maximum Sample Depth: 31 feet below ground surface (bgs).

- Minimum Groundwater Depth: 6.13 feet bgs in well STMW-8.
- Maximum Groundwater Depth: 12.50 feet bgs in well STMW-10.
- Current Average Depth to Groundwater: 8.55 feet bgs.
- Saturated Zones(s) Studied: 5 to 23 feet bgs.
- Appropriate Screen Interval: Yes, with the exception of MW-4 and MW-5.
- Groundwater Flow Direction: Generally westerly with some northwest and southwest components depending upon which wells are being used for the calculation.

Monitoring Well Information

Well Designation	Date Installed	Screen Interval (feet bgs)	Depth To Water (11/14/2012)
MW-1	1986	5-15	8.80
MW-2	1986	5-15	7.65
MW-3	1986	5-15	8.45
MW-4	August 1998	10-20	9.40*
MW-5	August 1998	10-20	8.41*
STMW-6	April 2007	7-22	7.64
STMW-7	April 2007	7-22	8.93
STMW-8	April 2007	8-23	7.81
STMW-9	April 2007	7-22	8.57
STMW-10	April 2007	7-22	9.87

* Well screen submerged

Remediation Action

- Free Product: None reported in the files reviewed.
- Soil Excavation: Soil excavation reported during UST removal.
- In-Situ Soil and Groundwater Remediation: Air sparging/soil vapor extraction was proposed in addition to over excavation in the highly affected area and not approved by the County.

Most Recent Concentrations of Petroleum Constituents in Soil

Constituent	Maximum 0-5 ft. bgs. [mg/kg and date]	Maximum 5-10 ft. bgs [mg/kg and date]
Benzene	<0.005 (10/24/2006)	<0.005 (10/24/2006)
Ethylbenzene	<0.005 (10/24/2006)	<0.005 (10/24/2006)
Naphthalene	<0.005 (10/24/2006)	0.86 (10/24/2006)
PAHs	NA	NA

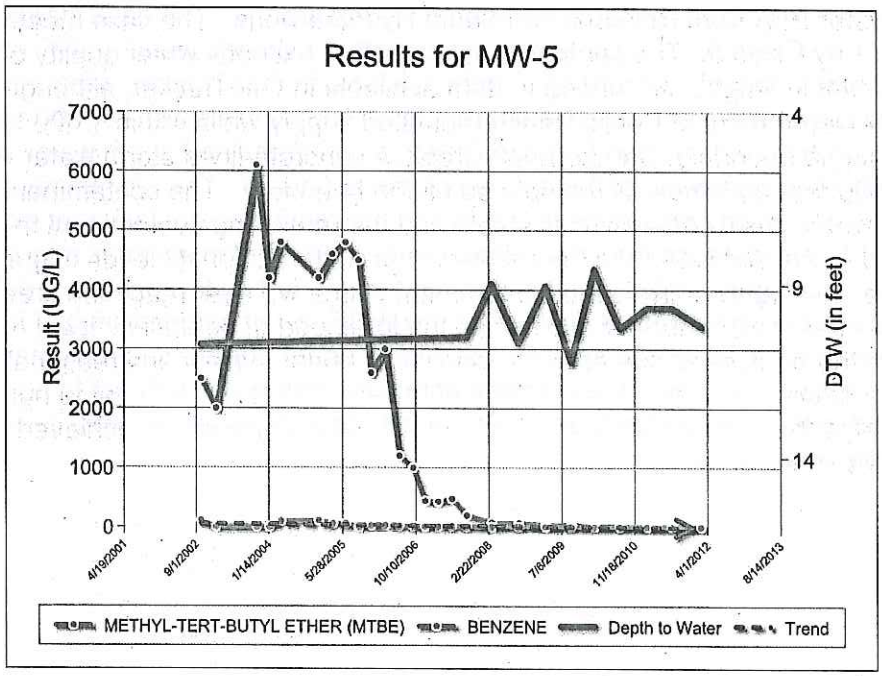
NA: Not Analyzed, Not Applicable or Data Not Available
mg/kg: milligrams per kilogram, parts per million
<: Not detected at or above stated reporting limit
PAHs: Polycyclic aromatic hydrocarbons

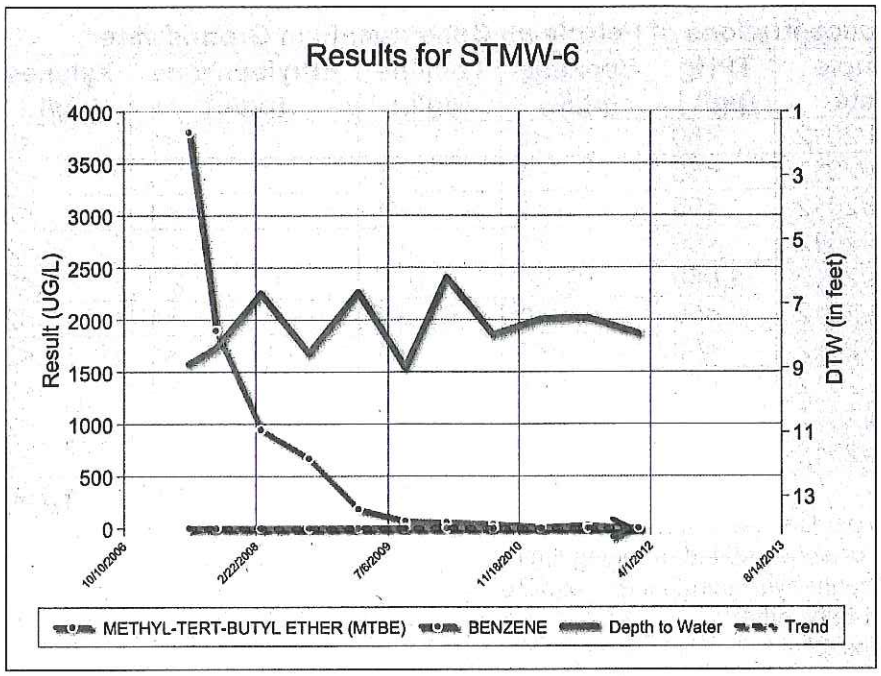
Most Recent Concentrations of Petroleum Constituents in Groundwater

Sample	Sample Date	TPHg (µg/L)	Benzene (µg/L)	Toluene (µg/L)	Ethylbenzene (µg/L)	Xylenes (µg/L)	MTBE (µg/L)	TBA (µg/L)
MW-1	11/14/2012	<50	<1	<1	<1	<2	0.63	<10
MW-2	11/14/2012	<50	<1	<1	<1	<2	<1	<10
MW-3	11/14/2012	<50	<1	<1	<1	<2	0.69	<10
MW-4	11/14/2012	<50	<1	<1	<1	<2	<1	<10
MW-5	11/14/2012	**1,080**	0.32[J]	0.3[J]	2.3	<2	2.8	42.7
STMW-6	11/14/2012	<50	<1	<1	<1	<2	0.94	<10
STMW-7	11/14/2012	<50	<1	<1	<1	<2	<1	<10
STMW-8	11/14/2012	<50	<1	<1	<1	<2	<1	<10
STMW-9	11/14/2012	<50	<1	<1	<1	<2	<1	<10
STMW-10	11/14/2012	<50	<1	<1	<1	<2	<1	<10
WQOs	-	**50[1]**	**1**	**150**	**700**	**1,750**	**5**	**1,200[2]**

µg/L: micrograms per liter, parts per billion
<: Not detected at or above stated reporting limit
TPHg: Total petroleum hydrocarbons as gasoline
MTBE: Methyl tert-butyl ether
TBA: Tert-butyl alcohol
WQOs: Water Quality Objectives, Region 2 Basin Plan
[J]: Estimated value.
[1]: Typical laboratory detection limit.
[2]: California Department of Environmental Health, Response Level.

Groundwater Trends:
The graphs below present benzene and MTBE concentration trends plotted against water levels for Site wells MW-5 in the source area, and STMW-6 downgradient.



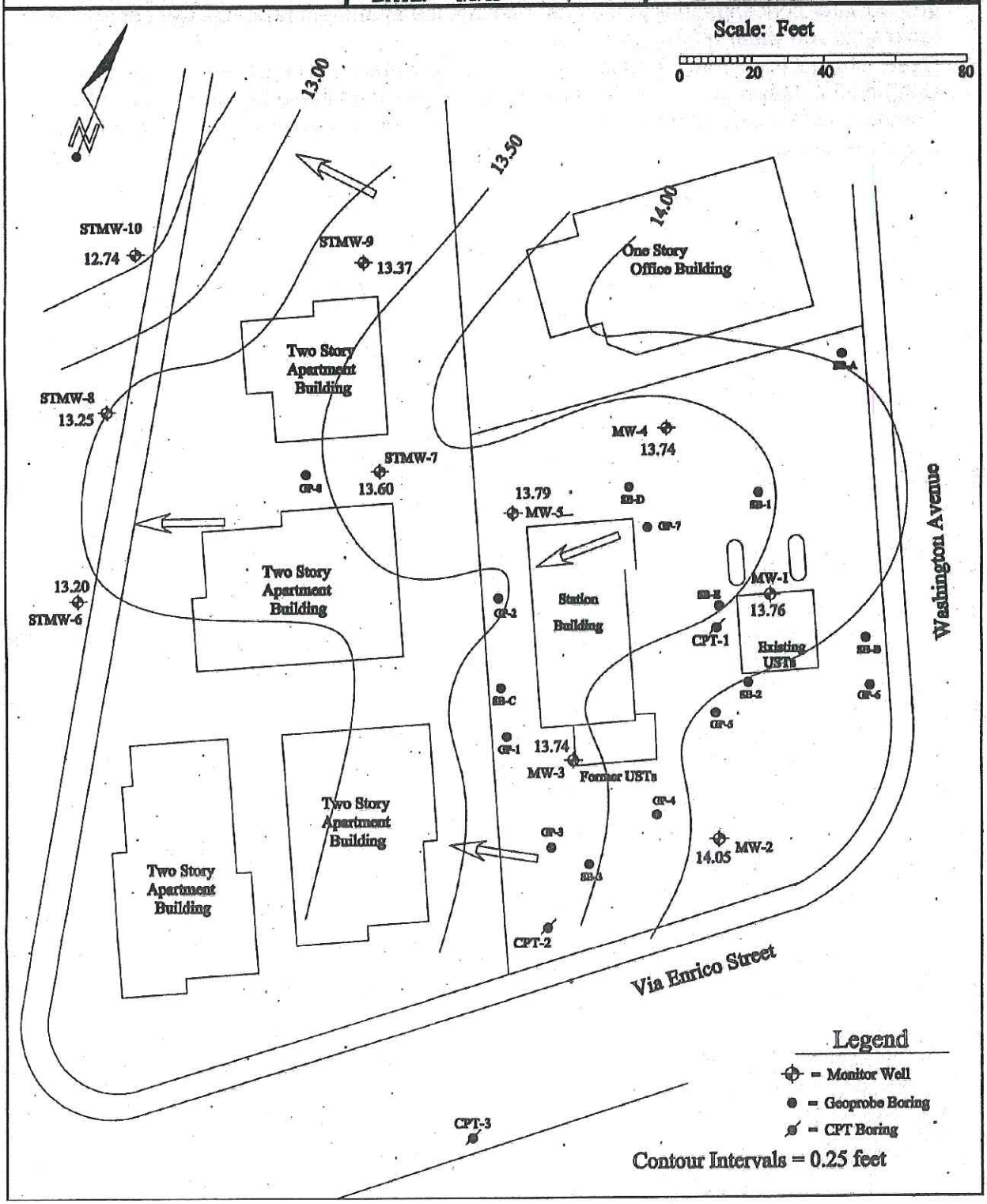


Evaluation of Current Risk

- Estimate of Hydrocarbon Mass in Soil: None reported.
- Soil/Groundwater tested for methyl tert-butyl ether (MTBE): Yes, see table above.
- Oxygen Concentrations in Soil Vapor: None reported.
- Plume Length: <250 feet long.
- Plume Stable or Decreasing: Yes.
- Contaminated Zone(s) Used for Drinking Water: No.
- Groundwater Risk from Residual Petroleum Hydrocarbons: The case meets Policy Criterion 1 by Class 5. The contaminant plume that exceeds water quality objectives is less than 250 feet in length. According to data available in GeoTracker, although there are no California Department of Public Health regulated supply wells within 1,000 feet of the defined plume boundary, San Loranzo Creek, a concrete-lined storm water channel, is located 600 feet northwest of the defined plume boundary. The contaminant plume that exceeds water quality objectives is stable and the remaining contaminant mass has expanded to the distance from the release where attenuation exceeds migration. Therefore, it is highly unlikely the contaminant plume will ever reach the creek. The concrete-lined channel further diminishes the likelihood of potential impact from the plume. Based on the analysis of site specific conditions, under current and reasonably anticipated near-term future scenarios, the contaminant plume poses a low threat to human health and safety and to the environment, and water quality objectives will be achieved within a reasonable time frame.

- Indoor Vapor Risk from Residual Petroleum Hydrocarbons: The case meets Policy Criterion 2a by Scenario 3a. The maximum benzene concentration in groundwater is less than 100 µg/L. The minimum depth to groundwater is greater than 5 feet, overlain by soil containing less than 100 mg/kg of TPH. The site specific groundwater data also show that groundwater concentrations in the area beneath the apartment buildings west of the Site have achieved water quality objectives.
- Direct Contact Risk from Residual Petroleum Hydrocarbons: The case meets Policy Criterion 3a. Maximum concentrations in soil are less than those in Policy Table 1 for Commercial/Industrial and Residential use, and the concentration limits for a Utility Worker are not exceeded.

Enviro Soil Tech Consultants	PROJECT	Figure 2
131 Tully Road San Jose, CA 95112	15595 Washington Avenue San Lorenzo, California PROJECT # 12-99-702-SI DATE: 1/3/13	Groundwater Elevation November 14, 2012



DRAFT

STATE OF CALIFORNIA
STATE WATER RESOURCES CONTROL BOARD

ORDER WQ 2013-00XX – UST

In the Matter of Underground Storage Tank Case Closure

Pursuant to Health and Safety Code Section 25299.39.2 and the Low Threat Underground Storage Tank Case Closure Policy

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BY THE EXECUTIVE DIRECTOR[1]:

Pursuant to Health and Safety Code section 25299.39.2, the Manager of the Underground Storage Tank Cleanup Fund (Fund) recommends closure of the underground storage tank (UST) case at the site listed below.[2] The name of the Fund claimant, the Fund claim number, the site name and the applicable site address are as follows:

Mehdi Mohammadian
Claim No. 12999/15058
Chevron #21-1285/Cal Gas
15595 Washington Ave., San Lorenzo, CA
Alameda County Environmental Health Department

I. STATUTORY AND PROCEDURAL BACKGROUND

Section 25299.39.2 directs the Fund manager to review the case history of claims that have been active for five years or more (five-year review), unless there is an objection from the UST owner or operator. This section further authorizes the Fund Manager to make recommendations to the State Water Resources Control Board (State Water Board) for closure of a five-year-review case if the UST owner or operator approves. In response to a recommendation by the Fund Manager, the State Water Board, or in certain cases the State Water Board Executive Director, may close a case or require the closure of a UST case. Closure of a UST case is appropriate where the corrective action ensures the protection of

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[1] State Water Board Resolution No. (2012-0061) delegates to the Executive Director the authority to close or require the closure of any UST case if the case meets the criteria found in the State Water Board's Low Threat Underground Storage Tank Case Closure Policy adopted by State Water Board Resolution No. 2012-0016.

[2] Unless otherwise noted, all references are to the Health and Safety Code.

human health, safety, and the environment and where the corrective action is consistent with: 1) Chapter 6.7 of Division 20 of the Health and Safety Code and implementing regulations; 2) Any applicable waste discharge requirements or other orders issued pursuant to Division 7 of the Water Code; 3) All applicable state policies for water quality control; and 4) All applicable water quality control plans.

The Fund Manager has completed a five-year review of the UST case identified above, and recommends that this case be closed. The recommendation is based upon the facts and circumstances of this particular UST case. A UST Case Closure Review Summary Report has been prepared for the case identified above and the bases for determining compliance with the Water Quality Control Policy for Low-Threat Underground Storage Tank Case Closures (Low-Threat Closure Policy or Policy) are explained in the Case Closure Review Summary Report.

A. Low-Threat Closure Policy

In State Water Board Resolution No. 2012-0016, the State Water Board adopted the Low Threat Closure Policy. The Policy became effective on August 17, 2012. The Policy establishes consistent statewide case closure criteria for certain low-threat petroleum UST sites. In the absence of unique attributes or site-specific conditions that demonstrably increase the risk associated with residual petroleum constituents, cases that meet the general and media-specific criteria in the Low-Threat Closure Policy pose a low threat to human health, safety and the environment and are appropriate for closure under Health and Safety Code section 25296.10. The Policy provides that if a regulatory agency determines that a case meets the general and media-specific criteria of the Policy, then the regulatory agency shall notify responsible parties and other specified interested persons that the case is eligible for case closure. Unless the regulatory agency revises its determination based on comments received on the proposed case closure, the Policy provides that the agency shall issue a closure letter as specified in Health and Safety Code section 25296.10. The closure letter may only be issued after the expiration of the 60-day comment period, proper destruction or maintenance of monitoring wells or borings, and removal of waste associated with investigation and remediation of the site.

Health and Safety Code section 25299.57, subdivision (l)(1) provides that claims for reimbursement of corrective action costs that are received by the Fund more than 365 days after the date of a closure letter or a Letter of Commitment, whichever occurs later, shall not be reimbursed unless specified conditions are satisfied. A Letter of Commitment has already been issued on the claim subject to this order and the respective Fund claimant, so the 365-day

timeframe for the submittal of claims for corrective action costs will start upon the issuance of the closure letter.

II. FINDINGS

Based upon the UST Case Closure Review Summary Report prepared for the case attached hereto, the State Water Board finds that corrective action taken to address the unauthorized release of petroleum at the UST release site identified as:

Claim No. 12999/15058

Chevron #21-1285/Cal Gas

ensures protection of human health, safety and the environment and is consistent with Chapter 6.7 of Division 20 of the Health and Safety Code and implementing regulations, the Low-Threat Closure Policy and other water quality control policies and applicable water quality control plans.

Pursuant to the Low-Threat Closure Policy, notification has been provided to all entities that are required to receive notice of the proposed case closure, a 60-day comment period has been provided to notified parties, and any comments received have been considered by the Board in determining that the case should be closed.

The UST case identified above may be the subject of orders issued by the Regional Water Quality Control Water Board (Regional Water Board) pursuant to Division 7 of the Water Code. Any orders that have been issued by the Regional Water Board pursuant to Division 7 of the Water Code, or directives issued by a Local Oversight Program agency for this case should be rescinded to the extent they are inconsistent with this Order.

III. ORDER

IT IS THEREFORE ORDERED that:

A. The UST case identified in Section II of this Order, meeting the general and media-specific criteria established in the Low-Threat Closure Policy, be closed in accordance with the following conditions and after the following actions are complete. Prior to the issuance of a closure letter, the Fund claimant is ordered to:

1. Properly destroy monitoring wells and borings unless the owner of real property on which the well or boring is located certifies that the wells or borings will be maintained in accordance with local or state requirements;

2. Properly remove from the site and manage all waste piles, drums, debris, and other investigation and remediation derived materials in accordance with local or state requirements; and

3. Within six months of the date of this Order, submit documentation to the regulatory agency overseeing the UST case identified in Section II of this Order that the tasks in subparagraphs (1) and (2) have been completed.

B. The tasks in subparagraphs (1) and (2) of paragraph (A) are ordered pursuant to Health and Safety Code section 25296.10 and failure to comply with these requirements may result in the imposition of civil penalties pursuant to Health and Safety Code section 25299, subdivision (d)(1). Penalties may be imposed administratively by the State Water Board or Regional Water Board.

C. Within 30 days of receipt of proper documentation from the Fund claimant that requirements in subparagraphs (1) and (2) of paragraph (A) are complete, the regulatory agency that is responsible for oversight of the UST case identified in Section II of this Order shall notify the State Water Board that the tasks have been satisfactorily completed.

D. Within 30 days of notification from the regulatory agency that the tasks are complete pursuant to paragraph (C), the Deputy Director of the Division of Financial Assistance shall issue a closure letter consistent with Health and Safety Code section 25296.10, subdivision (g) and upload the closure letter and UST Case Closure Review Summary Report to GeoTracker.

E. As specified in Health and Safety Code section 25299.39.2, subdivision (a) (2), corrective action costs incurred after a recommendation of closure shall be limited to $10,000 per year unless the Board or its delegated representative agrees that corrective action in excess of that amount is necessary to meet closure requirements, or additional corrective actions are necessary pursuant to section 25296.10, subdivisions (a) and (b). Pursuant to section 25299.57, subdivision (l) (1), and except in specified circumstances,

all claims for reimbursement of corrective action costs must be received by the Fund within 365 days of issuance of the closure letter in order for the costs to be considered.

F. Any Regional Water Board or Local Oversight Program Agency directive or order that directs corrective action or other action inconsistent with case closure for the UST case identified in Section II is rescinded, but only to the extent the Regional Water Board order or Local Oversight Program Agency directive is inconsistent with this Order.

_____ _____

Executive Director Date