
State Water Resources Control Board

Ms. Sara May
Terradev Jefferson LLC
580 Second Street
Oakland, CA 94607

Dear Ms. May:

REVIEW OF CLOSURE DENIAL FOR PETROLEUM UNDERGROUND STORAGE TANK CASE, TERRADEV JEFFERSON LLC PROPERTY, 645 FOURTH STREET, OAKLAND, ALAMEDA COUNTY

State Water Resources Control Board (State Water Board) Resolution No. 2012-062 requires that State Water Board staff review a lead agency's decision when the lead agency has denied a request by a responsible party for an underground storage tank (UST) case closure pursuant to the Low-Threat UST Case Closure Policy (Policy).

State Water Board staff completed a review of the Alameda County Health Care Services Agency (Alameda County) decision to deny case closure for Terradev Jefferson LLC Property located at 645 Fourth Street, Oakland, Alameda County (Site).

This Site has the following identification numbers:

- GeoTracker No. T10000001072
- Alameda County Case No. RO0003001

After careful consideration of the GeoTracker record for this Site, I have determined that this Site does not meet the Media-Specific Criteria for Groundwater and Media-Specific Criteria for Petroleum Vapor Intrusion to Indoor Air set forth in the Policy. Based on the record, the contaminant plume has not been delineated and product sheen has been observed in one of the monitoring wells; therefore, the Site conditions do not satisfy the low-threat Media-Specific Criteria for Groundwater. Results of sub-slab vapor samples collected in 2012 were questionable since helium tracer gas was detected in the shroud at levels above 10 percent indicating a significant leak. The sub-slab vapor points are located inside the building adjacent to the abandoned UST. Based on the facts that vapor sample data are not valid and that high concentrations of benzene have been detected in the groundwater, the Site conditions do not meet the low-threat criteria for vapor intrusion to indoor air.

The criteria of low-threat case closure have not been met at this time, and therefore, closure of the UST case is not appropriate.

If you have any questions, please contact Mr. George Lockwood at (916) 341-5752 or George.Lockwood@waterboards.ca.gov.

Sincerely,


Thomas Howard
Executive Director

cc: [Via email only]

Mr. George Lockwood
State Water Resources Control Board
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Mr. Bruce Wolfe
San Francisco Regional Water Quality Control Board
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Mr. Brian Gwinn
Blue Rock Environmental, Inc.
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Wickham, Jerry, Env. Health

From: Wong, Lindsay@Waterboards [Lindsay.Wong@waterboards.ca.gov]
Sent: Tuesday, October 15, 2013 9:14 AM
To: Lockwood, George@Waterboards; Wolfe, Bruce@Waterboards; Headlee, Chuck@Waterboards; Levi, Ariu, Env. Health; Drogos, Donna, Env. Health; Wickham, Jerry, Env. Health; brian@bluerockenv.com
Cc: Wright, Ben@Waterboards; Heningburg, Benjamin@Waterboards; Pham, Trinh@Waterboards
Subject: Terradev Jefferson LLC Property, 645 4th street Oakland
Attachments: Terradev Jefferson LLC Property, 645 4th street Oakland.pdf

Hello,

Please see the attached letter.

Regards,

Lindsay Wong

Office Technician

State Water Resources Control Board

Division of Water Quality

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