

State Water Resources Control Board

REVIEW SUMMARY REPORT – ADDITIONAL WORK PRELIMINARY REVIEW – AUGUST 2014

Current Agency Information

Agency Name: Alameda County Environmental Health Department (County)	Address: 1131 Harbor Bay Parkway Alameda, CA 94502-6540
Agency Caseworker: Jerry Wickham	Case No.: RO00003001

Case Information

USTCF Claim No.: 19748	GeoTracker Global ID: T10000001072
Site Name: Terradev Jefferson LLC Property	Site Address: 645 4 th Street Oakland, CA 94607
Responsible Party: Terradev Jefferson LLC Attn: Sara May	Address: PO Box 530 Alameda, CA 94501
USTCF Expenditures to Date: \$0	Number of Years Case Open: 5

To view all public documents for this case available on GeoTracker use the following URL.

URL: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T10000001072

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 does not meet all of the required criteria of the Policy. Highlights of the case follow:

This Site is an active commercial building. One 1,000-gallon gasoline UST was abandoned in place in September 2006. An unauthorized release was reported in April 2009. Dual phase extraction was conducted intermittently between October 2010 and July 2012, which removed 470 pounds of total petroleum hydrocarbons as gasoline (TPHg) and 18,900 gallons of contaminated groundwater. Since 2010, three groundwater monitoring wells have been installed and monitored. According to groundwater data, water quality objectives have not been achieved.

The petroleum release is limited to the soil and shallow groundwater. According to data available in GeoTracker, there are no public water supply wells or surface water bodies within 1,000 feet of the Site. No other water supply wells have been identified within 1,000 feet of the Site in files reviewed. The unauthorized release is located within the service area of a public water system, as defined in the Policy. The affected shallow groundwater is not currently being used as a source of drinking water, and it is highly unlikely that the affected shallow 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.

Rationale for Closure under the Policy

- General Criteria: The case meets all eight Policy general criteria.
- Groundwater Specific Criteria: The case does not meet Policy criteria because the contaminant plume that exceeds water quality objectives is undefined and the dissolved concentration of benzene is greater than 3,000 micrograms per liter (µg/L).
- Vapor Intrusion to Indoor Air: The case does not meet the Policy criteria because the maximum benzene concentration in groundwater is greater than 1,000 µg/L and minimum depth to groundwater is less than 10 feet.
- Direct Contact and Outdoor Air Exposure: This case meets Policy Criterion 3b. Although no document titled "Risk Assessment" was found in the files reviewed, a professional assessment of site-specific risk from exposure through the direct exposure pathway was performed by Fund staff. The assessment of site-specific risk from potential exposure to residual soil contamination found that maximum concentrations of petroleum constituents remaining in soil will have no significant risk of adversely affecting human health. The Site is paved and accidental exposure to site soils is prevented.


Objections to Closure and Responses

According to the Path to Closure page in GeoTracker, finalized on December 11, 2013, the County opposes closure because:


- The case does not meet the Policy groundwater criteria.
RESPONSE: We concur.
- The case does not meet the Policy vapor criteria.
RESPONSE: We concur.

Recommendation

The Fund concurs with the County that the responsible party further assess the extent of contamination. In addition, the Fund recommends that remediation technologies are evaluated and implemented to reduce contaminant mass and meet Policy criteria in a timely manner.



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