

## **Detterman, Mark, Env. Health**

---

**From:** Rockwell, Erling@Waterboards [Erling.Rockwell@Waterboards.ca.gov]  
**Sent:** Friday, August 12, 2016 4:22 PM  
**To:** robert.webster@ddbbo.com  
**Subject:** Bohannon Development Property - 575 Paseo Grande, San Lorenzo - Closure Denial Review  
**Attachments:** Bohannon Development Property - 575 Paseo Grande, San Lorenzo - Closure Denial Review.pdf

Please see the attached PDF.

Thank you,

**Erling Rockwell**  
Office Technician  
Division of Water Quality  
(916) 341-5478

State Water Resources Control Board  
Division of Water Quality  
1001 I St., 15<sup>th</sup> Floor  
Sacramento, CA 95814

---

## State Water Resources Control Board

August 12, 2016

David D. Bohannon Organization  
Attention: Mr. Robert Webster  
60 31<sup>st</sup> Avenue  
San Mateo, CA 94403  
[Via email only] ([Robert.Webster@ddbo.com](mailto:Robert.Webster@ddbo.com))

Dear Mr. Webster:

CLOSURE DENIAL REVIEW FOR PETROLEUM UNDERGROUND STORAGE TANK CASE,  
BOHANNON DEVELOPMENT PROPERTY, 575 PASEO GRANDE, SAN LORENZO,  
ALAMEDA COUNTY

State Water Resources Control Board (State Water Board) Resolution No. 2012-0062 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).

The subject case has the following identification numbers:

- State Water Board, GeoTracker No. T0600102098
- San Francisco Bay Regional Water Quality Control Board (San Francisco Bay Water Board), Case No. 01-2282
- Alameda County Health Care Services (Alameda County), Case No. RO0000167

State Water Board staff reviewed the closure request dated April 21, 2016, and the response from the Alameda County dated June 17, 2016. After careful consideration of the GeoTracker record, State Water Board staff agrees with the Alameda County staff determination that all of the Policy criteria have not been met. Based on information in the above-referenced GeoTracker record, State Water Board staff finds that the subject case does not meet the following Policy criteria:

- **Groundwater Media-Specific Criteria**
- **Petroleum Vapor Intrusion to Indoor Air Criteria**

The case does not meet groundwater criteria due to the presence of an inactive domestic well located at an adjacent property to the southwest (across Paseo Largavista Road) within the projected plume boundary. The case fails to meet vapor intrusion to indoor air criteria. In April 2015, a soil gas sample collected at 5 feet below grade surface contained 1,100 micrograms per meter cubed ( $\mu\text{g}/\text{m}^3$ ) of benzene. The Policy threshold for benzene is 85 and 280  $\mu\text{g}/\text{m}^3$  for residential and commercial property, respectively. The presence of a bioattenuation zone was not demonstrated.

Contaminants remaining at the subject site continue to pose a potential threat to human health, safety, and the environment. Criteria for low-threat UST case closure have not been met at this time, 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](mailto:George.Lockwood@waterboards.ca.gov).

Sincerely,

A handwritten signature in blue ink that reads "Karen Larsen". The signature is fluid and cursive, with the first name "Karen" and last name "Larsen" clearly legible.

Karen Larsen, Deputy Director  
Division of Water Quality

cc: [Via email only]

Mr. Bruce H. Wolfe, Executive Officer  
San Francisco Bay Water Board  
([Bruce.Wolfe@waterboards.ca.gov](mailto:Bruce.Wolfe@waterboards.ca.gov))

Ms. Dyan Whyte  
San Francisco Bay Water Board  
([Dyan.Whyte@waterboards.ca.gov](mailto:Dyan.Whyte@waterboards.ca.gov))

Ms. Marnie Ajello  
State Water Board  
([Marnie.Ajello@waterboards.ca.gov](mailto:Marnie.Ajello@waterboards.ca.gov))

Ms. Tamarin Austin  
State Water Board  
([Tamarin.Austin@waterboards.ca.gov](mailto:Tamarin.Austin@waterboards.ca.gov))

Ms. Therese Barakatt  
State Water Board  
([Therese.Barakatt@waterboards.ca.gov](mailto:Therese.Barakatt@waterboards.ca.gov))

Mr. George Lockwood  
State Water Board  
([George.Lockwood@waterboards.ca.gov](mailto:George.Lockwood@waterboards.ca.gov))

Mr. Ronald Browder  
Alameda County  
([Ronald.Browder@acgov.org](mailto:Ronald.Browder@acgov.org))

Ms. Dilan Roe  
Alameda County  
([Dilan.Roe@acgov.org](mailto:Dilan.Roe@acgov.org))

cc: Continued next page

cc: (Continued)

Mr. Mark Detterman  
Alameda County  
([Mark.Detterman@acgov.org](mailto:Mark.Detterman@acgov.org))

Ms. Eva Hey  
Stantec Consulting Corporation  
([Eva.Hey@stantec.com](mailto:Eva.Hey@stantec.com))

Mr. Chris Maxwell  
Stantec Consulting Corporation  
([Chris.Maxwell@stantec.com](mailto:Chris.Maxwell@stantec.com))

Mr. Michael Harris  
Redhorse Corporation  
([Michael.Harris@redhorsecorp.com](mailto:Michael.Harris@redhorsecorp.com))