

State Water Resources Control Board

REVIEW SUMMARY REPORT – ADDITIONAL WORK FOURTH REVIEW – MARCH 2016

Agency Information

Agency Name: Alameda County Environmental Health Department (County)	Address: 1131 Harbor Bay Parkway Alameda, CA 94502
Agency Caseworker: Mark Detterman	Case No.: RO0000262

Case Information

USTCF Claim No.: 13910	GeoTracker Global ID: T0600102131
Site Name: Albany Hill Mini Mart	Site Address: 800 San Pablo Avenue Albany, CA 94706
Responsible Party: Albany Hill Mini Market Attn: Anis Rahman	Address: 800 San Pablo Avenue Albany, CA 94706
Responsible Party: Jasminder & Sonia Sikand	Address: Private Address
USTCF Expenditures to Date: \$907,399	Number of Years Case Open: 18

To view all public documents for this case available on GeoTracker use the following URL:
http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0600102131

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 case is an active commercial petroleum fueling facility. Three gasoline USTs were removed in 1986. An unauthorized release was reported in April 1997 following the removal of four replacement gasoline USTs. Ozone sparging was conducted between November 2007 and March 2015. Active remediation has not been conducted in the past year. Since 1999, 11 groundwater monitoring wells have been installed and monitored; one well has been abandoned. According to groundwater data, water quality objectives have been achieved or nearly achieved except in the source area.

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 250 feet of the defined plume boundary. No other water supply wells have been identified within 250 feet of the defined plume boundary 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 the affected shallow 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 and stable, and concentrations are decreasing. Corrective actions have been implemented and additional corrective actions are not necessary. Any remaining petroleum hydrocarbon constituents do not pose a significant risk to human health, safety or the environment.

Rationale for Closure under the Policy

- **General Criteria:** The case meets all eight Policy general criteria.
- **Groundwater Specific Criteria:** The case meets Policy Criterion 1 by Class 1. The contaminant plume that exceeds water quality objectives is less than 100 feet in length. There is no free product. The nearest water supply well or surface water body is greater than 250 feet from the defined plume boundary.
- **Vapor Intrusion to Indoor Air:** On site, this active fueling facility meets the Active Commercial Petroleum Fueling Facility Exception. Exposure to petroleum vapors associated with historical fuel system releases is comparatively insignificant relative to exposures from small surface spills and fugitive vapor releases that typically occur at active fueling facilities. Off site, this case does not meet Policy criteria because soil vapor sampling results show potential Vapor Intrusion to Indoor Air risk to the basement of the building to the north across Washington Avenue.
- **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 use, and the concentration limits for a Utility Worker are not exceeded.


Objections to Closure and Responses

According to the LTCP Checklist page in GeoTracker dated May 7, 2015, County staff objects to UST case closure because:


- **Comment:** The case does not meet Policy Vapor Intrusion to Indoor Air criteria.
Response: We agree that offsite soil Vapor Intrusion to Indoor Air risk needs further investigation.
- **Comment:** The case does not meet Policy Direct Contact and Outdoor Air Exposure criteria.
Response: The case meets Policy Criterion 3a. Maximum concentrations in soil are less than those in Policy Table 1 for Commercial/Industrial use, and the concentration limits for a Utility Worker are not exceeded.

Recommendation

The State Water Board staff agrees with the County staff's December 31, 2015 directive to collect indoor air samples in the basement of the building to the north across Washington Avenue, to further assess soil Vapor Intrusion to Indoor Air risk, and quarterly groundwater monitoring for one year to evaluate groundwater plume rebound potential post ozone-sparging remediation.



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