



## State Water Resources Control Board

### REVIEW SUMMARY REPORT – ADDITIONAL WORK PRELIMINARY REVIEW – NOVEMBER 2015

#### Agency Information

Agency Name: Alameda County Environmental Health Department (County)	Address: 1131 Harbor Bay Parkway Alameda, CA 94502
Agency Caseworker: Mark Detterman	Case No.: RO0002520

#### Case Information

USTCF Claim No.: 17758	GeoTracker Global ID: T06019788682
Site Name: Maz Glass	Site Address: 3800 San Pablo Avenue Emeryville, CA 94608
Responsible Party: San Pablo Avenue Venture Attn: William H. Banker, Jr.	Address: 530 The Glade Orinda, CA 94563
USTCF Expenditures to Date: \$147,499	Number of Years Case Open: 12

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=T06019788682](http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T06019788682)

#### 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 a commercial business and former commercial petroleum fueling facility. Two gasoline USTs were removed in 1981. Two heating oil USTs were removed in 2002 and impacted soil was excavated to a depth of 10 feet below ground surface (bgs). An unauthorized release was reported in March 2003 following a site assessment. One additional UST of unknown contents was removed in August 2012. Ozone sparging was conducted intermittently between September 2013 and October 2014. Since 2012, four groundwater monitoring wells have been installed and monitored. According to groundwater data, water quality objectives have not been achieved and the groundwater plume is undefined.

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 projected plume boundary. No other water supply wells have been identified within 1,000 feet of the projected 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 does not meet Policy criteria because the contaminant plume that exceeds water quality objectives is not defined to the west (downgradient).
- **Vapor Intrusion to Indoor Air:** This case meets Policy Criterion 2b. A site-specific risk assessment of potential exposure to petroleum constituents as a result of vapor intrusion [*Gribi Associates, 2015*] found that maximum concentrations of petroleum constituents remaining in soil and groundwater will have no significant risk of adversely affecting human health. The highest soil gas concentration recorded only one time was benzene at 1,700 ug/m<sup>3</sup> at SG-5 with oxygen at 12.5%. In addition, the groundwater plume is mostly located below the existing sidewalk and extends southwest into the streets. The case does not pose a significant Vapor Intrusion to Indoor air risk.
- **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. There are no soil sample results in the case record for naphthalene. However, the relative concentration of naphthalene in soil can be conservatively estimated using the published relative concentrations of naphthalene and benzene in gasoline. Taken from Potter and Simmons (1998), gasoline mixtures contain approximately 2 percent benzene and 0.25 percent naphthalene. Therefore, benzene can be used as a surrogate for naphthalene concentrations with a safety factor of eight. Benzene concentrations from the Site are below the naphthalene thresholds in Policy Table 1. Therefore, the estimated naphthalene concentrations meet the thresholds in Table 1 and the Policy criteria for direct contact by a factor of eight. It is highly unlikely that naphthalene concentrations in the soil, if any, exceed the threshold.

### **Objections to Closure and Responses**

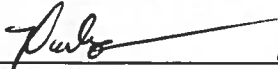
According to a July 22, 2015 letter, County staff objects to UST case closure because:

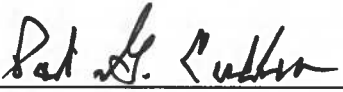
- The case does not meet Policy Vapor Intrusion to Indoor Air criteria and that soil removal is necessary.

**RESPONSE:** Based on the available documents on GeoTracker, most of the required work is related to the Site redevelopment activities, and remediation required addressing high methane vapor concentrations collected from sub-slab vapor survey. Such work is not related to the UST release. The case meets Policy criteria.

**Recommendation**

State Water Board staff recommends that the responsible party define the extent of groundwater contamination west of the Site (downgradient).

  
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Kirk Larson, P.G.                      11/19/15  
Engineering Geologist              Date  
Technical Review Unit  
(916) 341-5663

  
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Pat G. Cullen, P.G.                      11/24/15  
Senior Engineering Geologist      Date  
Chief, Technical Review Unit  
(916) 341-5684

