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Division of Financial Assistance

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Arnold Schwarzenegger
Governor

EXHIBIT 9 UST Case Closure Summary

This Underground Storage Tank (UST) Case Closure Summary has been prepared in support of a recommendation by the Petroleum Underground Storage Tank Cleanup Fund (Fund) to the State Water Resources Control Board (State Water Board) for closure of the UST case at 1327 65th Street in Sacramento, California (Site).

Agency Information

Agency Name: Sacramento County Environmental Management Department (SCEMD)	Address: 10590 Armstrong Avenue, Suite A Mather, CA 95655
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Case Information

SCEMD Case No: E505	Global ID: T0606793626
Site Name: Geremia Pools, Inc.	Site Address: 1327 65 th Street Sacramento CA 95819
Responsible Party: Geremia Pools, Inc.	Address: 1327 65 th Street, Sacramento CA 95819
USTCF Claim No.: 15803	Number of Years Case Open: 11
USTCF Expenditures to Date: \$446,204	

Tank Information

Tank No.	Size in Gallons	Contents	Closed in Place/ Removed/Active	Date
T-1	1,000	Gasoline	Removed	Mar 99

Release Information

- Source of Release: UST System
- Date of Release: 3/30/1999 (leak discovered)
- Affected Media: Soil and Groundwater

Site Information

- GW Basin: Sacramento Valley.
- Beneficial Uses: Municipal and Domestic Water Supply (MUN), Agricultural Supply (AGR), Industrial Service Supply (IND), and Industrial Process Supply (PRO)
- Land Use Designation: Commercial.
- Distance to Nearest Supply Well: According to data available in GeoTracker, there is one Department of Public Health (DPH) water supply well within ½ mile of the Site. The well is located 2,348 feet southeast from the Site.
- Minimum Groundwater Depth: 27.47 feet below ground surface (bgs) at monitoring well VEW-5.
- Maximum Groundwater Depth: 38.65 feet bgs at monitoring well MW-1.
- Groundwater Flow Direction: Predominately to the southwest with an average gradient of 0.012 feet/foot (ft/ft).
- Soil Types: The Site is underlain by interbedded and intermixed sand, silt and clay.

California Environmental Protection Agency



Recycled Paper

Monitoring Well Information

Well Designation	Date Installed	Screen Interval (feet bgs)	Most Recent Depth To Groundwater (feet bgs) (Oct 2009)
MW-1	Sep 00	25-45	37.56
MW-2	Sep 00	25-45	37.10
MW-3	Sep 00	25-45	36.78
MW-4 ¹	Sep 00	25-45	Responsibility transferred to Sacramento Rug Works
VEW-5 ²	Sep 00/Aug 01	25-45	36.62
MW-6 ¹	Aug 01	25-45	Responsibility transferred to Sacramento Rug Works
MW-7 ¹	Aug 01	25-45	Responsibility transferred to Sacramento Rug Works
MW-8	Jan 03	30-45	36.41
MW-9	Jan 03	30-45	36.83
MW-10	Feb 07	25-45	36.56
MW-11	Jan 07	25-45	37.32
MW-12	Jan 07	30-45	36.94
MW-13 ¹	Aug 04	30-45	Responsibility transferred to Sacramento Rug Works

1. In June 2003, Sacramento Rug Works was given notice of plume on property from Sacramento Rug Works' operations. Monitoring wells MW-4, MW-6, MW-7, and MW-13 were relinquished by Geremia Pools to Sacramento Rug Works.
2. In August 2001, monitoring well MW-5 was converted from a 2-inch diameter well to a 4-inch vapor extraction well.

Contaminant Concentration

Contaminant	Soil (mg/kg)		Water (ug/L)		WQOs (ug/L)
	Maximum	Latest (Jan 07)	Maximum	Latest (Oct 2009)	
TPHg	80	<1.0	30,000	<50	5
Benzene	0.097	<2.0	6,300	<0.5	0.15
Toluene	2	<2.0	1,100	<0.5	42
Ethylbenzene	1.8	<2.0	950	<0.5	29
Xylenes	14	<4.0	3,600	<1	17
MTBE	12	<2.0	12,000	69	5
TBA	7.8	<25	4,000	<12	12
1,2-DCA	0.011	NA	570	1.1	0.4
Lead	6.2	6.2	NA	NA	15

NA: Not Analyzed, Not Applicable or Data Not Available
mg/kg: milligrams per kilogram, parts per million
ug/L: micrograms per liter, parts per billion
WQOs: Water Quality Objectives

Site Description

The Site is located at 1327 65th Street in Sacramento, California, and is comprised of a building and parking area, surrounded by a commercial district. The Site is bounded by 65th Street to the west, and businesses to the north, south and east, and lies just north of Folsom Boulevard.

Site History/Assessments

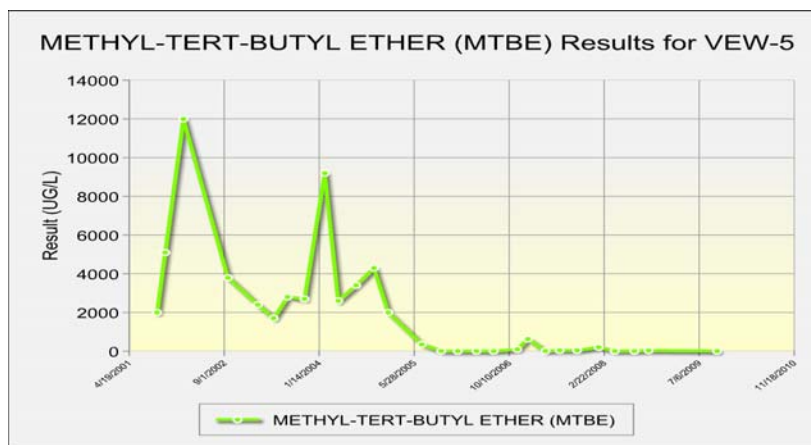
This property has been operated as a pool show room since at least 1999. In March 1999, fuel hydrocarbons were detected in soil during the removal of an underground storage tank. To date, fourteen monitoring wells have been installed and monitored regularly. A Sensitive Receptor Survey was conducted in 2001 and a Human Health Risk Assessment in 2008. A Site map showing the location of the former UST, monitoring wells and groundwater level contours is provided at the end of this case closure summary.

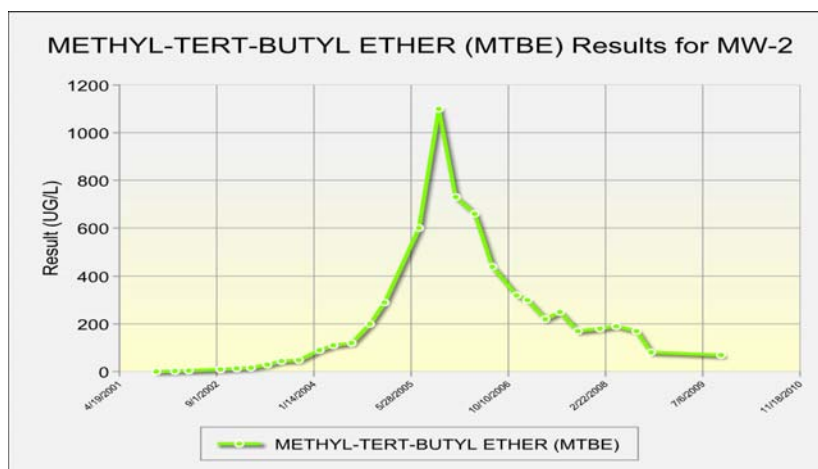
Remediation Summary

- Free Product: No free product was documented throughout the life of this case.
- Soil Excavation: An unknown volume of contaminated soil was excavated in 1999.
- In-Situ Soil Remediation: Soil vapor extraction, conducted from January 2004 through November 2008, removed approximately 2,135 pounds of TPHg and 23.5 pounds of MTBE. In November 2008, the rate of removal was 0.1 pound of TPHg/day and 0.002 pound of MTBE/day.
- Groundwater Remediation: No groundwater remediation has been conducted.

General Site Conditions

- Geology and Hydrogeology: The Site is underlain by interbedded and intermixed sand, silt and clay. The depth to groundwater varies seasonally between 27 and 39 feet bgs and the groundwater gradient is predominately to the southwest with an average gradient of 0.012 ft/ft. The municipal well is located approximately 2,348 feet southeast of the Site.
- Estimate of Hydrocarbon Mass in Soil: Following remediation, approximately 7.43 pounds of TPHg was calculated to remain in the vicinity of the USTs and the dispensers.
- Groundwater Trends: There are more than ten years of groundwater monitoring data for this Site. The following graphs show analytical MTBE data for two of the originally most impacted groundwater monitoring wells (VEW-5 and MW-2).





- **Water Quality Objectives (WQOs):** According to Apex Envirotech, Inc. (Apex), the Responsible Party's consultant, the WQOs for MTBE and 1,2 DCA will be achieved by 2013. The WQOs for all constituents of concern have already been met with the possible exception of TPHg and benzene. TPHg was not detected above the reporting limit of 50 ug/L. The WQO for TPHg of 5 ug/L will be met within a reasonable period of time, if it is not currently met. Similarly, benzene was not detected above the reporting limit of 0.5 ug/L. The WQO for benzene of 0.15 ug/L will be met within a reasonable period of time, if it is not currently met.

Sensitive Receptor Survey

A Sensitive Receptor Survey (SRS) was conducted by Apex in July 2001. A records search at the Department of Water Resources and an on-the-ground survey in the area did identify eight water supply wells within a 2,000 foot radius of the Site, the nearest private well is approximately 500 feet from the Site. Drinking water at and near the Site is currently supplied by the Sacramento County Water District.

Risk Evaluation

As a result of removal of approximately 2,135 pounds of TPHg, there is little residual petroleum hydrocarbon in soil at the Site that would pose a threat to groundwater resources, human health, or the environment. Apex conducted a soil vapor survey and Human Health Risk Assessment in January 2008. Apex concluded that the residual hydrocarbons represent no significant risk to human health or the environment. Since residual concentrations are low, the Site and public areas are paved with thick concrete, and the Site is currently a pool construction firm's show room, there is little potential for hydrocarbon vapors to migrate or pose a threat to human health or the environment.

Closure

Does corrective action performed ensure the protection of human health, safety and the environment? Yes.

Is corrective action and UST case closure consistent with State Water Board Resolution 92-49? Yes.

Is achieving background water quality feasible? No.

To remove all traces of residual petroleum constituents at the Site would require significant effort and cost. Removal of all traces of residual petroleum hydrocarbon constituents that contribute to detectable concentrations in shallow groundwater can be accomplished, but would require excavation of additional soil as well as additional remediation of shallow groundwater. The soil excavation could also entail the relocation of existing utilities, demolition of existing building and the temporary closure of an existing business. If complete removal of detectable traces of petroleum constituents becomes the standard for UST corrective actions, the statewide technical and economic implications will be enormous. Because of the high costs involved and minimal benefit of attaining further reductions in concentrations of petroleum constituents at this Site, and the fact that beneficial uses are not threatened, attaining background water quality at this Site is not feasible.

If achieving background water quality is not feasible:

Is the alternative cleanup level consistent with the maximum benefit to the people of the State? Yes.

It is impossible to determine the precise level of water quality that will be attained given the limited residual petroleum hydrocarbons that remain at the Site. In light of all the factors discussed above, and the fact that the residual petroleum constituents will not unreasonably affect present and anticipated beneficial uses of groundwater, a level of water quality will be attained that is consistent with the maximum benefit to the people of the state.

Will the alternative cleanup level unreasonably affect present and anticipated beneficial uses of water? No.

Impacted groundwater is not used as a source of drinking water or any other beneficial use currently. It is highly unlikely that the impacted groundwater will be used as a source of drinking water or any other beneficial use in the foreseeable future.

Will the alternative level of water quality exceed water quality prescribed in applicable Basin Plan? No.

The final step in determining whether cleanup to a level of water quality less stringent than background is appropriate for this Site requires a determination that the alternative level of water quality will not result in water quality less than that prescribed in the relevant basin plan. Pursuant to State Water Board Resolution 92-49, a Site may be closed if the basin plan requirements will be met within a reasonable time frame.

Have factors contained in Title 23 of the California Code of Regulations, Section 2550.4 been considered? Yes.

In approving an alternative level of water quality less stringent than background, the State Water Board considers the factors contained in California Code of Regulations, title 23, section 2550.4, subdivision (d). As discussed earlier, the adverse effect on shallow groundwater will be minimal and localized, and there will be no adverse effect on the groundwater contained in deeper aquifers, given the physical and chemical characteristics of petroleum constituents, the hydrogeological characteristics of the Site and surrounding land, and the quantity of the groundwater and direction of the groundwater flow.

In addition, the potential for adverse effects on beneficial uses of groundwater is low, in light of the proximity of the groundwater supply wells, the current and potential future uses of groundwater in the area, the existing quality of groundwater, the potential for health risks caused by human exposure, the potential damage to wildlife, crops, vegetation, and physical structures, and the persistence and permanence of potential effects.

Finally, a level of water quality less stringent than background is unlikely to have any impact on surface water quality, in light of the volume and physical and chemical characteristics of petroleum constituents; the hydrogeological characteristics of the Site and surrounding land; the quantity and quality of groundwater and direction of groundwater flow, the patterns of precipitation in the region, and the proximity of residual petroleum to surface waters.

Has the requisite level of water quality been met? No.

WQOs for all petroleum constituents should be achieved by 2013. This is a reasonable period in which to meet the requisite level of water quality because the impacted groundwater is not currently being used as a source of drinking water and it is highly unlikely that impacted groundwater will be used as a source of drinking water in the future. Residential and commercial water users are currently connected to the municipal drinking water supply. Other designated beneficial uses of the impacted groundwater are not threatened and it is highly unlikely that they will be considering these factors in the context of the Site setting, Site conditions do not represent a substantial threat to human health and safety and the environment and case closure is appropriate.

Objections to Closure and Response

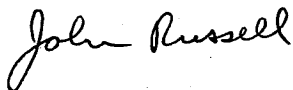
The SCEMD agreed to close this case once the ownership of select monitoring wells was transferred to an adjacent property owner (1308 65th Street). Documentation that the ownership of the wells were transferred was received by the Sacramento County LOP on October 4, 2010.

The Fund Manager does not believe that any potential residual petroleum hydrocarbons at this Site represent a significant risk to human health and safety, and the environment. As a result of active soil vapor extraction, there is little residual petroleum hydrocarbon in soil at the Site. Any residual petroleum hydrocarbons, if present in the groundwater, would be at very low concentrations and would continue to attenuate. In addition, there are no domestic or public water supply wells within 500 feet of the Site. Water in the vicinity of the Site is provided to water users by Sacramento County Water Agency.

The Fund is conducting public notification and the SCEMD has the regulatory responsibility to supervise the abandonment of monitoring wells.

Summary and Conclusion

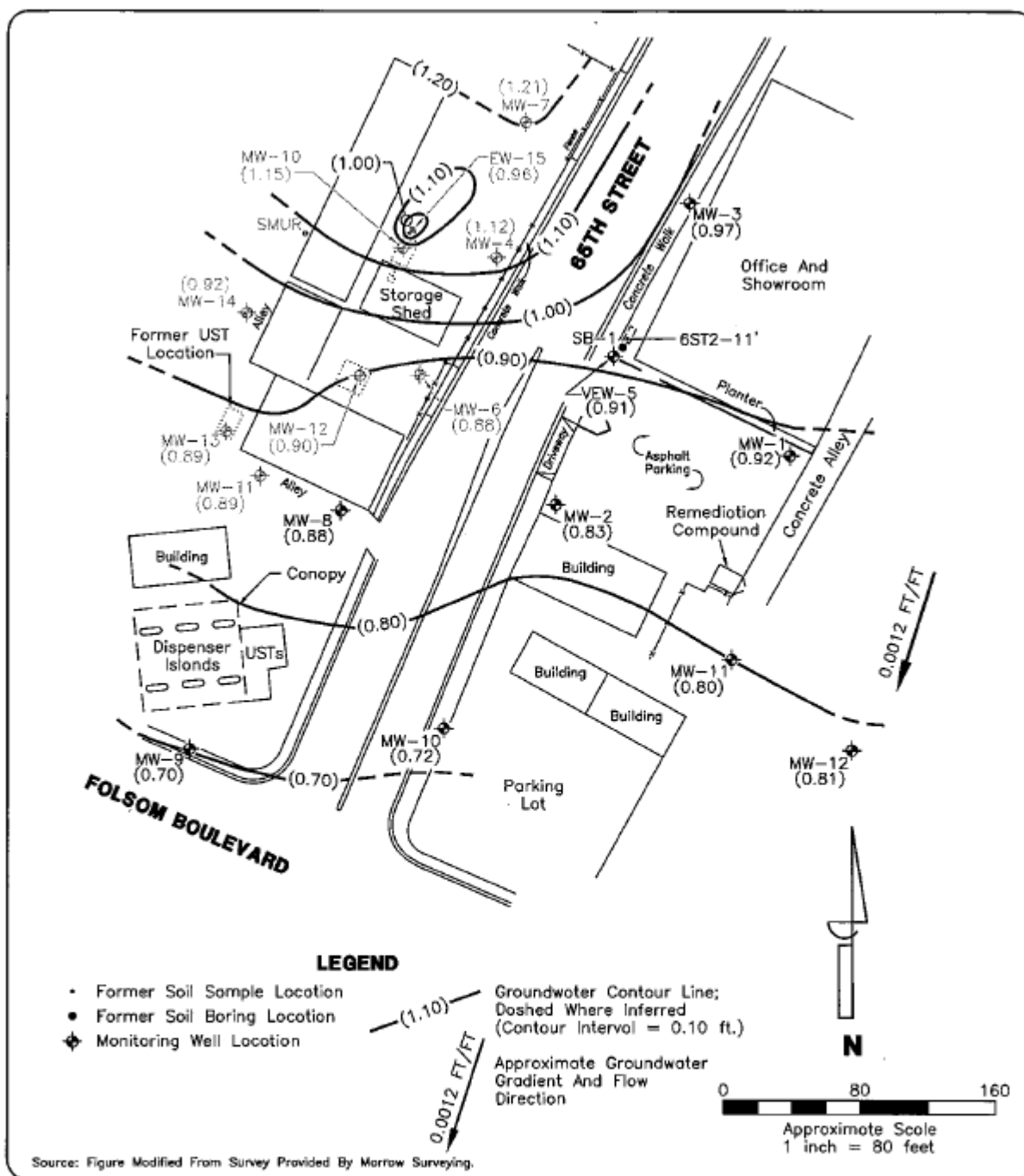
A leak was identified in 1999 during the removal of an underground storage tank. Since 2000, 14 monitoring wells have been installed, soil vapor extraction was conducted for nearly five years and a sensitive receptor survey and human health risk assessment were conducted. According to groundwater data, water quality objectives will be achieved by 2013. To date, \$446,204 in corrective action costs have been reimbursed by the Fund. The nearest water supply wells are more than 500 feet from the Site. Any impacted groundwater is not currently being used as a source of drinking water or other beneficial uses and water is provided to water users near the Site by the Sacramento County Water Agency. It is unlikely that any impacted groundwater will be used as a source of drinking water or other beneficial use in the foreseeable future. In addition, in the unlikely event that a water supply well is drilled in the future, standard construction practices and requirements would prevent impacts from any residual petroleum contamination. Based on available information, the residual petroleum hydrocarbons at the Site do not pose significant risks to human health, safety, and the environment, and the Fund Manager recommends that the case be closed.



John Russell PG No. 8396

December 15, 2010

Date



	DRAWN BY: N. Rouillard	GROUNDWATER CONTOUR MAP: OCTOBER 8 & 9, 2009	FIGURE 4
	DATE: 11/30/09		
	REVISIONS	Geremia Pools Showroom 1327 65th Street Sacramento, California	PROJECT NUMBER: GER02.001