



# County of Santa Cruz

## HEALTH SERVICES AGENCY

701 OCEAN STREET, ROOM 312, SANTA CRUZ, CA 95060-4073

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<http://www.co.santa-cruz.ca.us/>

ENVIRONMENTAL HEALTH

February 8, 2013

California Regional Water Quality Control Board  
Central Coast Region  
895 Aerovista Place, Suite 101  
San Luis Obispo, CA 93401-7906  
Attention: John Goni

### **RE: RE-NOMINATION OF 950 W. BEACH ST., WATSONVILLE, CA TO THE EAR ACCOUNT**

Your Board has previously supported the nomination of the above noted property to the State Water Resources Control Board's Emergency, Abandoned, Recalcitrant (EAR) Account. As the Local Implementing Agency (LIA) for Santa Cruz County, the Environmental Health Service is requesting that this site be re-nominated for funding in Fiscal Year 2013-2014.

This site historically had one 10,000 gallon and three 8,000 gallon underground storage tanks and it was abandoned by the Responsible Party. All efforts by this agency and our District Attorney's Office to force the Responsible Party to perform failed. The tanks and their contents were removed with funding from the account in November of 2006. Results from samples collected from the three on-site monitoring wells indicate that the shallow groundwater beneath the site had been impacted from an unauthorized release.

In 2007-2008, an additional \$250,000 was earmarked for this site so that Santa Cruz County Environmental Health Services could continue to evaluate the subsurface conditions and move the site towards closure. An additional subsurface investigation to fill data gaps was undertaken in November 2011. A final report and Conceptual Site Model was completed in April 2012. The identified limited pockets of soil contamination that were recommended for removal in order to eliminate vapor intrusion risks. We are asking that the site be re-nominated for Fiscal Year 2013-2014 so this work can be completed. The current level of funding appears to be adequate to complete the remaining investigation and cleanup at this site.

It should be noted that this site has been evaluated with respect to the Low-Threat UST Case Closure Policy and a Path to Closure Plan has been documented in Geotracker. Copies of this documentation are included for your review.

Thank you in advance for considering this site for re-nomination. Should you have any questions about this site or this request, please feel free to contact me during regular business hours at (831) 454-2761.

Sincerely,

Tim L. Fillmore, REHS  
Hazardous Materials Program Manager

LTCP Checklist

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AHLPORT PETROLEUM (T0608700181) - [MAP THIS SITE](#) OPEN - SITE ASSESSMENT

**YOU HAVE BEEN GRANTED LIMITED ACCESS TO RECEIVE / DENY ESI SUBMITTALS AND SCHEDULE ACTIVITIES FOR THIS CASE**

950 BEACH ST W  
WATSONVILLE, CA 95076  
SANTA CRUZ COUNTY

[ACTIVITIES REPORT](#)  
[PUBLIC WEBPAGE](#)

**CLEANUP OVERSIGHT AGENCIES**  
CENTRAL COAST RWQCB (REGION 3) (LEAD) - CASE #: 339  
CASEWORKER: [CHRIS ADAIR](#) - SUPERVISOR: JOHN ROBERTSON  
SANTA CRUZ COUNTY  
CASEWORKER: [SCOTT CARSON](#) - SUPERVISOR: TIM FILLMORE

[VIEW PRINTABLE CASE SUMMARY FOR THIS SITE](#)

THIS PROJECT WAS LAST MODIFIED BY [CHRIS ADAIR](#) ON 2/6/2013 2:27:07 PM - [HISTORY](#)

THIS SITE HAS SUBMITTALS. CLICK [HERE](#) TO OPEN A NEW WINDOW WITH THE SUBMITTAL APPROVAL PAGE FOR THIS SITE.

**CLOSURE POLICY** [CLOSURE POLICY HISTORY](#)

*THIS VERSION IS FINAL AS OF 2/6/2013*

**YOU DO NOT HAVE ACCESS MAKE CHANGES TO THIS FORM**

**General Criteria** - *The site satisfies the policy general criteria* - [CLEAR SECTION ANSWERS](#)

- a. Is the unauthorized release located within the service area of a public water system?  
  YES  NO
- b. The unauthorized release consists only of petroleum ([info](#)).  YES  NO
- c. The unauthorized ("primary") release from the UST system has been stopped.  YES  NO
- d. Free product has been removed to the maximum extent practicable ([info](#)).  FP Not Encountered  YES  NO
- e. A conceptual site model that assesses the nature, extent, and mobility of the release has been developed ([info](#)).  YES  NO
- f. Secondary source has been removed to the extent practicable ([info](#)).  YES  NO
- g. Soil or groundwater has been tested for MTBE and results reported in accordance with Health and Safety Code Section 25296.15.  Not Required  YES  NO
- h. Does a nuisance exist, as defined by [Water Code section 13050](#).  YES  NO

**1. Media-Specific Criteria: Groundwater** - *The contaminant plume that exceeds water quality objectives is stable or decreasing in areal extent, and meets all of the additional characteristics of one of the five classes of sites listed below.* - [CLEAR SECTION ANSWERS](#)

**EXEMPTION - Soil Only Case (Release has not Affected Groundwater - [Info](#))**  YES  NO

Does the site meet any of the Groundwater specific criteria scenarios?  YES  NO

**ADDITIONAL QUESTIONS** - Please indicate only those conditions that do not meet the policy criteria:

- Plume Length (That Exceeds Water Quality Objectives) :**  
 ≥ 100 Feet and < 250 Feet  ≥ 250 Feet and < 1,000 Feet  ≥ 1,000 Feet  Unknown
- Plume is Stable or Decreasing in AREAL Extent :**  
 No  Unknown
- Free Product in Groundwater :**  
 Yes  No  Unknown
- Free Product Has Been Removed to the Maximum Extent Practicable :**  
 No  Unknown
- For sites with free product, the Plume Has Been Stable or Decreasing for 5-Years ([info](#)) :**  
 No  Unknown
- For sites with free product, owner Willing to Accept a Land Use Restriction (if required) :**  
 No  Unknown
- Free Product Extends Offsite :**  
 Yes  Unknown
- Benzene Concentration :**  
 ≥ 1,000 µg/l and < 3,000 µg/l  ≥ 3,000 µg/l  Unknown
- MTBE Concentration :**  
 ≥ 1,000 µg/l  Unknown
- Nearest Supply Well (From Plume Boundary) :**  
 ≤ 250 Feet  > 250 Feet and ≤ 1,000 Feet  Unknown
- Nearest Surface Water Body (From Plume Boundary) :**  
 ≤ 250 Feet  > 250 Feet and ≤ 1,000 Feet  Unknown

**2. Media Specific Criteria: Petroleum Vapor Intrusion to Indoor Air** - *The site is considered low-threat for the vapor-intrusion-to-air pathway if site-specific conditions satisfy items 2a, 2b, or 2c* - [CLEAR SECTION ANSWERS](#)

**EXEMPTION - Active Commercial Petroleum Fueling Facility**  YES  NO

Does the site meet any of the Petroleum Vapor Intrusion to Indoor Air specific criteria scenarios?  YES  NO

**ADDITIONAL QUESTIONS** - Please indicate only those conditions that do not meet the policy criteria:

- Soil Gas Samples :**  
 No Soil Gas Samples  Taken Incorrectly
- Exposure Type :**  
 Residential  Commercial
- Free Product :**

In Groundwater  In Soil  Unknown

**TPH in the Bioattenuation Zone :**  
  $\geq 100$  mg/kg  Unknown  Soil samples not taken at two depths within 5 ft. zone (only for Scenario 4 with BioZone)

**Bioattenuation Zone Thickness :**  
  $< 5$  Feet (No BioZone)   $\geq 5$  Feet and  $< 10$  Feet   $\geq 10$  Feet and  $< 30$  Feet   $\geq 30$  Feet  30ft BioZone Compromised TPH  $> 100$ mg/kg  Unknown

**O2 Data in Bioattenuation Zone :**  
 No O<sub>2</sub> Data  O<sub>2</sub>  $< 4\%$   O<sub>2</sub>  $\geq 4\%$

**Benzene in Groundwater :**  
  $\geq 100$   $\mu\text{g/l}$  and  $< 1,000$   $\mu\text{g/l}$    $\geq 1,000$   $\mu\text{g/l}$   Unknown

**Soil Gas Benzene :**  
  $\geq 85$   $\mu\text{g/m}^3$  and  $< 280$   $\mu\text{g/m}^3$    $\geq 280$   $\mu\text{g/m}^3$  and  $< 85,000$   $\mu\text{g/m}^3$    $\geq 85,000$   $\mu\text{g/m}^3$  and  $< 280,000$   $\mu\text{g/m}^3$    $\geq 280,000$   $\mu\text{g/m}^3$   Unknown

**Soil Gas EthylBenzene :**  
  $\geq 1,100$   $\mu\text{g/m}^3$  and  $< 3,600$   $\mu\text{g/m}^3$    $\geq 3,600$   $\mu\text{g/m}^3$  and  $< 1,100,000$   $\mu\text{g/m}^3$    $\geq 1,100,000$   $\mu\text{g/m}^3$  and  $< 3,600,000$   $\mu\text{g/m}^3$    $\geq 3,600,000$   $\mu\text{g/m}^3$   Unknown

**Soil Gas Naphthalene :**  
  $\geq 93$   $\mu\text{g/m}^3$  and  $< 310$   $\mu\text{g/m}^3$    $\geq 310$   $\mu\text{g/m}^3$  and  $< 93,000$   $\mu\text{g/m}^3$    $\geq 93,000$   $\mu\text{g/m}^3$  and  $< 310,000$   $\mu\text{g/m}^3$    $\geq 310,000$   $\mu\text{g/m}^3$   Unknown

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**3. Media Specific Criteria: Direct Contact and Outdoor Air Exposure** - *The site is considered low-threat for direct contact and outdoor air exposure if it meets 1, 2, or 3 below.* - [CLEAR SECTION ANSWERS](#)

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**EXEMPTION - The upper 10 feet of soil is free of petroleum contamination**  YES  NO

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**Does the site meet any of the Direct Contact and Outdoor Air Exposure criteria scenarios?**  YES  NO

3.1 - Maximum concentrations of petroleum constituents in soil are less than or equal to those listed in the following table ([LINK](#)) for the specified depth below ground surface.  YES  NO

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**Additional Information**

This case should be closed in spite of NOT meeting policy criteria.  YES  NO

[SPELL CHECK](#)

LOGGED IN AS FILLMORE

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Path to Closure Plan

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Path to Closure Plan

[PATH TO CLOSURE HISTORY](#)

[CLEAR / RESET PATH TO CLOSURE PLAN](#)

**IMPEDIMENT 1:**

**Media-Specific Criteria: Groundwater:** The contaminant plume that exceeds water quality objectives is NOT stable or decreasing in areal extent, and does NOT meet all of the additional characteristics of one of the five classes of sites.

- Conditions that do not meet the policy criteria:
- Nearest Supply Well (From Plume Boundary): Unknown
  - Nearest Surface Water Body (From Plume Boundary): > 250 Feet and ≤ 1,000 Feet

Procedural Impediment

**Step to Resolve Impediment 1 - Step 1: - [DELETE STEP](#)**

Complete a limited well radius search to document potential nearby wells

COMPLETION DATE

PROJECTED DATE	ACTUAL DATE
5/1/2013	

[ADD ADDITIONAL STEP](#)

**IMPEDIMENT 2:**

**Media Specific Criteria: Petroleum Vapor Intrusion to Indoor Air:** The site is NOT considered low-threat for the vapor-intrusion-to-air pathway and site-specific conditions do NOT satisfy items 2a, 2b, or 2c .

- Conditions that do not meet the policy criteria:
- Exposure Type: Commercial
  - TPH in the Bioattenuation Zone: ≥ 100 mg/kg
  - O2 Data in Bioattenuation Zone: No O2 Data

Procedural Impediment

**Step to Resolve Impediment 2 - Step 1: - [DELETE STEP](#)**

The soil vapor data suggests that there is a potential for TPH-gas vapor intrusion risk to any future Site buildings. Because TPH-gas is not detected at any significant concentrations in grab groundwater samples or groundwater monitoring wells, it can be confirmed that groundwater is not the source of residual soil vapor impacts. Therefore, elevated concentrations of soil vapor can be directly attributed

COMPLETION DATE

PROJECTED DATE	ACTUAL DATE
5/1/2013	

**Step to Resolve Impediment 2 - Step 2: - [DELETE STEP](#)**

Complete a 2nd round of soil vapor sampling after remedial excavation. Gather O2 data at the time of vapor sampling

COMPLETION DATE

PROJECTED DATE	ACTUAL DATE
6/1/2013	

**Step to Resolve Impediment 2 - Step 3: - [DELETE STEP](#)**

Closure activities  
public notice  
well destruction  
waste removal

COMPLETION DATE

PROJECTED DATE	ACTUAL DATE
10/30/2013	

[ADD ADDITIONAL STEP](#)

**REQUIREMENTS ALONG PATH TO CLOSURE**

DATE IDENTIFIED FOR CLOSURE	CLOSURE INITIATED BY	RP NOTIFICATION	PUBLIC PARTICIPATION COMPLETION DATE	WELL DESTRUCTION	WASTE DISPOSAL	LAND USE RESTRICTION DATE	SITE CLOSURE DATE

LOGGED IN AS FILLMORE

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