

State Water Resources Control Board

UST CASE CLOSURE SUMMARY

Agency Information

Agency Name: North Coast Regional Water Quality Control Board (Regional Water Board)	Address: 5550 Skylane Boulevard, Suite A Santa Rosa, CA 95403
Agency Caseworker: Craig Hunt	Case No.: 1TMC579

Case Information

USTCF Claim Nos.: Not applicable	Global ID: T0604599393
Site Name: Mobil (Former) Ukiah	Site Address: 612 South State Street Ukiah, CA 95482 (Site)
Responsible Parties: ExxonMobil Refining and Supply Attention: Jennifer Sedlachek Signature Cinemas Attention: George Mann	Address: 4096 Piedmont Avenue #194 Oakland, CA 94611 999 Fifth Avenue, Suite 340 San Rafael, CA 94901
USTCF Expenditures to Date: Not applicable	Number of Years Case Open: 6

URL: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0604599393

Summary

The Low-Threat Underground Storage Tank 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 meets all of the required criteria of the Policy.

The release at the Site was discovered in January 2007 during a phase two site investigation. The Site was operated as a service station from 1941 to 1960. The former service station appears to have included underground storage tanks (USTs), station building, dispenser islands, and a service bay. There are sufficient borings located within the UST and service bay location that demonstrate USTs have been removed from the Site. After 1974, the service station parcel was incorporated into the adjacent larger parcel and converted to a parking area for a movie theater. Currently the Site is operated as a parking lot for the Regal Ukiah Stadium 6 Theaters. Remediation at the Site is limited to a December 2009 groundwater extraction event which removed approximately 2,700 gallons of contaminated groundwater. Total petroleum hydrocarbons as diesel, gasoline, and motor oil are the only constituents of concern in soil and groundwater. Benzene, toluene, ethylbenzene, and total xylenes are not routinely observed in groundwater samples above water quality objectives.

The petroleum release is limited to the shallow soil and shallow groundwater. The affected groundwater is not currently being used as a source of drinking water or for any other

Mobil (Former) Ukiah
612 South State Street, Ukiah

designated beneficial use, and it is highly unlikely that the affected groundwater will be used as a source of drinking water or for any other beneficial use in the foreseeable future. A potential receptor survey identified Doolan Creek located approximately 1,300 feet to the southeast of the Site. The closest supply well is City of Ukiah Well No. 7 which is located approximately 2,100 feet east/southeast of the Site. Public supply wells are usually constructed with competent sanitary seals and intake screens that are in deeper more protected aquifers. Remaining petroleum constituents are limited, stable, and declining. Remedial actions have been implemented and further remediation would be unnecessary and costly. Additional assessment/monitoring will not likely change the conceptual model. Any remaining petroleum constituents do not pose significant risk to human health, safety or the environment under current conditions.

Rationale for Closure under the Policy

- General Criteria – Site **MEETS ALL EIGHT GENERAL CRITERIA** under the Policy.
- Groundwater Media-Specific Criteria – Site meets the criterion in **CLASS 1**. The plume of petroleum constituents in groundwater is less than 100 feet as defined by shallow monitoring wells MW-1, MW-5S, and MW-9. The total petroleum hydrocarbons in the deeper groundwater zone were recently reported as non-detect.
- Petroleum Vapor Intrusion to Indoor Air – Site meets **CRITERIA (2) b**. State Water Resources Control Board staff evaluated site conditions for the vapor intrusion pathway and demonstrates that human health is protected.
- Direct Contact and Outdoor Air Exposure – Site meets **CRITERIA (3) a**. Maximum concentrations of petroleum constituents in soil are less than or equal to those listed in Table 1 of the Policy. Naphthalene concentrations in the upper 10 feet are below utility worker thresholds. Total soil concentrations for the seven carcinogenic poly-aromatic hydrocarbons are below commercial/industrial thresholds.

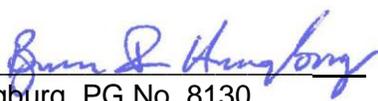
Recommendation for Closure

The corrective action performed at this Site ensures the protection of human health, safety, the environment and is consistent with Chapter 6.7 of the Health and Safety Code and implementing regulations, applicable state policies for water quality control and the applicable water quality control plan, and case closure is recommended.

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10/2/13

Date

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Senior Engineering Geologist

10/2/13

Date