



## State Water Resources Control Board

### UST CASE CLOSURE SUMMARY

Agency Name: North Coast Regional Water Quality Control Board	Address: 5550 Skylane Boulevard, Suite A Santa Rosa, CA 95403
Agency Caseworker: Kasey Ashley	Case No.: 1TSR008

#### Case Information

USTCF Claim Nos.: 7003, 8593	Global ID: T0609700532
Site Name: Southland Corporation	Site Address: 1410 Santa Rosa Avenue Santa Rosa, CA 95404 (Site)
Petitioner: Amir Gholami Responsible Parties: Nadereh Gholami, Mahmoud Gholami, Parviz Gholami, and Ehteram Sadat Gholami c/o Amir Gholami  Reza Baghery	Address: 1228 Starview Drive Santa Rosa, CA 95403  164 Calistoga Road Santa Rosa, CA 95404
USTCF Expenditures to Date: \$1,472,170	Number of Years Case Open: 27

URL: [http://geotracker.waterboards.ca.gov/profile\\_report.asp?global\\_id=T0609700532](http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0609700532)

#### 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 during a soil investigation and failed tank test in 1986. A second release was identified in 1989 based on free product reported in monitoring well MW-3 and increasing concentrations in groundwater from surrounding monitoring wells. In 1992, contamination from the Site was identified as having commingled with contamination on the downgradient Transco Transmission property at 1470 Santa Rosa Avenue which adjoins the Site to the south.

In November 1995, the five underground storage tanks (USTs) associated with the 1986 and 1989 releases were removed, over-excavated and disposed off-Site. From 1986 to 2009, a groundwater extraction system operated at the Site. The system was decommissioned due to decreasing recovery rates and concerns that recovery well RW-1 was a vertical conduit between the first and second water bearing units. Between 1996 and 2002, soil vapor extraction (SVE) operated at the Site and was shut down due to asymptotic decreases in recovery rates over time. The cumulative amount of petroleum hydrocarbon removed by groundwater extraction and SVE was not provided. In 2002, approximately 8,000-tons of petroleum impacted soil was excavated to depths between 7 and 20 feet below ground surface (bgs) and disposed off-Site. Since 2003, periodic post-remedial groundwater monitoring has been performed at the Site. In 2010 the Transco Transmission property received a No Further Action letter and responsibility for the remaining petroleum contamination at the Transco Transmission property was assigned to the Site.

FELICIA MARCUS, CHAIR | THOMAS HOWARD, EXECUTIVE DIRECTOR

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Southland Corporation  
1410 Santa Rosa Avenue, Santa Rosa

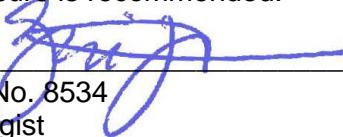
The petroleum release is limited to the shallow soil and groundwater. The affected groundwater is not currently being used as a source of drinking water or for any other designated beneficial use, and it is highly unlikely that the affected groundwater will be used as a source of drinking water or for any other beneficial use in the foreseeable future. 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 ineffective and expensive. Any remaining petroleum constituents do not pose significant risk to human health, safety or the environment.

### 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 5**. The nearest water supply well is approximately 800 feet south of the plume boundary. Based on the plume stability and an analysis of Site-specific conditions that under current and reasonably anticipated near-term future scenarios, the contaminant plume poses a low threat to human health and safety and to the environmental and Water Quality Objectives will be achieved within a reasonable time frame.
- Petroleum Vapor Intrusion to Indoor Air Criteria – Site meets the **EXCEPTION**. The Site is an active petroleum fueling facility and has no release characteristics that can be reasonably believed to pose an unacceptable health risk.
- Direct Contact and Outdoor Air Exposure Criteria – 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. There are no soil samples 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% benzene and 0.25% naphthalene. Therefore, benzene concentrations can be directly substituted for naphthalene concentrations with a safety factor of eight. Benzene concentrations from the Site are below the naphthalene thresholds in Table 1. Therefore, 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.

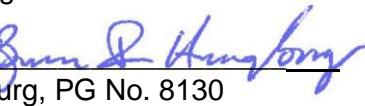
### Recommendation for Closure

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.

Prepared By:   
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10/31/13

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Date

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Senior Engineering Geologist

10/31/13

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Date