

State Water Resources Control Board

UST CASE CLOSURE SUMMARY

Agency Information

Agency Name: Alameda County Health Care Services Agency	Address: 1131 Harbor Bay Parkway, Suite 250, Alameda, CA 94502-6577
Agency Caseworker: Mr. Keith Nowell	Case No.: RO0000139

Case Information

USTCF Claim No.: 3406	Global ID: TO600100882
Site Name: Mehdizadeh Property	Site Address: 5175 Broadway Oakland, CA94611 (Site)
Responsible Parties: Mr. Gary Feiner Rockridge Heights, LLC. Mr. Mojdeh Mehdizadeh C/O Mohammed H. Mehdizadeh	Address: 6100 Pinewood Road Oakland, CA 94611 678 La Corso Drive Walnut Creek, CA 94598
USTCF Expenditures to Date: \$734,225	Number of Years Case Open: 22

URL: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=TO600100882

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. A summary evaluation of compliance with the Low-Threat Policy is shown in **Attachment 1: Compliance with State Water Board Policies and State Law**. The Conceptual Site Model upon which the evaluation of the Case has been made is described in **Attachment 2: Summary of Basic Site Information**. Highlights of the Conceptual Site Model of the Case are as follows:

The release at the Site was discovered when the former underground storage tanks (UST) were removed from the Site in January 1990. During the 1990 UST removal, approximately 700 tons of impacted soil were excavated, remediated, and reused for backfill. Free product existed in two monitoring wells (MW) STMW-4 from October 2006 through January 2007, and MW-3C in June 2007. Remediation activities included operation of Dual Phase Extraction (DPE) and Air-Sparge (AS) systems between December 2010 and January 2012. The DPE and AS systems were terminated in January 2012 after removal rates for petroleum hydrocarbons reached asymptotic conditions. In November 2012 rebound test verified asymptotic conditions. Since termination of the DPE and AS systems, petroleum hydrocarbons in groundwater concentrations remain lower than pre-remediation concentrations. Minimal residual mass remains beneath the site. Down-gradient wells remain below Water Quality Objectives (WQOs) and the groundwater plume is stable to decreasing in aerial extent.

Mehdizadeh Property
5175 Broadway, Oakland

The petroleum release is limited to the shallow soil, low permeable fractures in bedrock, and shallow 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. A potential receptor survey identified an unnamed lake within 1,000 feet east of the groundwater plume boundary. The closest supply well is greater than four miles to the north in the City of Berkeley, California. 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. Additional assessment/monitoring will not likely change the conceptual model.

The Site is proposed for residential development and may include construction of senior living facility in the southern portion of the Site and a parking lot in the northern portion of the Site. Proposed structures will include slab-on-grade foundations.

Any remaining petroleum constituents do not pose significant risk to human health, safety or the environment under current conditions or if the site is developed as proposed.

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**. Based on 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 environment and WQOs will be achieved within a reasonable time frame.
- Petroleum Vapor Intrusion to Indoor Air – Site meets **CRITERIA (2) a, Scenario 4**. Direct soil gas sampling was conducted on site for both soil gas and subslab soil gas for neighboring residences. Concentrations of benzene, ethylbenzene, and naphthalene in soil gas samples collected at five feet are below residential soil gas screening levels. Oxygen in the bioattenuation zone is greater than 4 percent.
- Direct Contact and Outdoor Air Exposure – Site meets **CRITERIA (3) a**. Maximum concentrations of benzene and ethylbenzene in soil are less than or equal to those listed in Table 1. The estimated naphthalene concentrations in soil meet the thresholds in Table 1 and the Policy criteria for direct contact by a factor of ten. It is highly unlikely that naphthalene concentrations in the soil, if any, exceed the threshold.

Objections to Closure

Alameda County Health Care Services Agency (Alameda County) staff objects to UST case closure because:

1. Conceptual Site Model is not complete – hydrogeology is not adequately defined.
RESPONSE: The existing monitoring well network at the Site is sufficient to delineate the vertical and horizontal extent of the groundwater plume. The monitoring well network is screened in both unconfined alluvium (shallow zone) and in semi-confined fractured bedrock (deep zone). It is likely there is sufficient interconnection of the fractures that the deep zone monitoring wells accurately define the deeper groundwater zone.