

State Water Resources Control Board

UST CASE CLOSURE REVIEW SUMMARY REPORT

Agency Information

Agency Name: San Joaquin County Environmental Health Department (County)	Address: 1868 East Hazelton Avenue Stockton, CA 95205
Agency Caseworker: Vicki McCartney	Case No.: 2253

Case Information

USTCF Claim No.: 8502	GeoTracker Global ID: T0607700214
Site Name: Weldon Church Residence	Site Address: 104 West Beverly Place Tracy, CA 95376
Responsible Party: Weldon Church, Inc. Attn: Mr. Weldon Church	Address: 837 Shaw Road Stockton, CA 95215
USTCF Expenditures to Date: \$375,105	Number of Years Case Open: 25

To view all public documents for this case available on GeoTracker use the following URL:

[http://geotracker.waterboards.ca.gov/profile\\_report.asp?global\\_id=T0607700214](http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0607700214)

Summary

The Low-Threat Underground Storage Tank (UST) 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. Highlights of the case follow:

This Site is a residential property. An unauthorized release was reported in August 1988 following the removal of one gasoline UST. Since 1996, nine groundwater monitoring wells have been installed and monitored. No active remediation has been conducted. According to groundwater data, water quality objectives have been achieved or nearly achieved for all constituents except total petroleum hydrocarbons as gasoline (TPHg) in well MW-4.

The petroleum release is limited to the soil and shallow groundwater. According to data available in GeoTracker, there are no public water supply wells or surface water bodies within 250 feet of the defined plume boundary. No other water supply wells have been identified within 250 feet of the defined plume boundary in files reviewed. The unauthorized release is located within the service area of a public water system, as defined in the Policy. The affected shallow groundwater is not currently being used as a source of drinking water, and it is highly unlikely that the affected shallow groundwater will be used as a source of drinking water in the foreseeable future. Other designated beneficial uses of the affected shallow groundwater are not threatened, and it is highly unlikely that they will be, considering these factors in the context of the site setting. Remaining petroleum hydrocarbon constituents are limited and stable, and concentrations are decreasing. Corrective actions have been implemented and additional corrective actions are not necessary. Any remaining petroleum hydrocarbon constituents do not pose a significant risk to human health, safety or the environment.

### **Rationale for Closure under the Policy**

- General Criteria: The case meets all eight Policy general criteria.
- Groundwater Specific Criteria: The case meets Policy Criterion 1 by Class 1. The contaminant plume that exceeds water quality objectives is less than 100 feet in length. There is no free product. The nearest water supply well or surface water body is greater than 250 feet from the defined plume boundary.
- Vapor Intrusion to Indoor Air: This case meets Policy Criterion 2b. A site-specific risk assessment of potential exposure to petroleum constituents as a result of vapor intrusion [*Indoor Air Investigation Report – Third Quarter 2013*, Advance GeoEnvironmental (AGE), September 2013] found that maximum concentrations of petroleum constituents remaining in soil and groundwater will have no significant risk of adversely affecting human health. The vapor survey investigation was conducted in August 2013, which concluded the calculated cancer risk was  $4.8 \times 10^{-7}$  and the hazard index was less than 1 (0.000001). In addition, a ventilation system has been installed to remove residual vapors from the crawl space.
- Direct Contact and Outdoor Air Exposure: This case meets Policy Criterion 3b. Although no document titled "Risk Assessment" was found in the files reviewed, a professional assessment of site-specific risk from potential exposure to residual soil contamination was completed by Fund staff. The results of the assessment found that maximum concentrations of petroleum constituents remaining in soil will have no significant risk of adversely affecting human health. Excavation was conducted to a depth of 12 feet. Residual hydrocarbons are limited to a thin zone between 6 and 10 feet and accidental exposure to site soils is highly unlikely. Residual hydrocarbons present in along the excavation walls in 1995 are not confirmed in recent samplings conducted in 2003.

Any construction crew performing subsurface work will, per the requirements of Title 8 of the California Code of Regulations, be prepared to deal appropriately with environmental hazards anticipated or encountered in their normal daily work. The presence of residual contamination should be taken into account when issuing and executing excavation or building or other permits at the Site, including but not limited to the inclusion of a Competent Person in the work crew.

### **Objections to Closure and Responses**

According to the Path to Closure page in GeoTracker, the County opposes closure because:

- Secondary source remains.  
RESPONSE: Secondary source, according to the Policy, was removed by excavation in 1995.
- The Case does not meet the Policy vapor pathway criteria.  
RESPONSE: The case meets Policy Criterion 2a by Scenario 3a and Criteria 2b.
- The case does not meet the Policy direct contact pathway criteria.  
RESPONSE: This case meets Policy Criterion 3b.

### **Determination**

Based on the review performed in accordance with Health & Safety Code Section 25299.39.2 subdivision (a), the Fund Manager has determined that closure of the case is appropriate.

Weldon Church Residence  
104 West Beverly Place, Tracy  
Claim No: 8502

**Recommendation for Closure**

Based on available information, residual petroleum hydrocarbons at the Site do not pose a significant risk to human health, safety, or the environment, and the case meets the requirements of the Policy. Accordingly, the Fund Manager recommends that the case be closed. The State Water Board is conducting public notification as required by the Policy. The County has the regulatory responsibility to supervise the abandonment of monitoring wells.

*Lisa Babcock*

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Lisa Babcock, P.G. 3939, C.E.G. 1235

*2/27/15*

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Date

Prepared by: Kirk Larson, P.G.