

State Water Resources Control Board

UNDERGROUND STORAGE TANK (UST) CASE CLOSURE SUMMARY

Agency Information

Agency Name: San Francisco Bay Regional Water Quality Control Board (San Francisco Bay Water Board)	Address: 1515 Clay Street, Suite 1400 Oakland, CA 94612
Agency Caseworker: Rachelle Lim	Case No.: 41-1310

Case Information

UST Cleanup Fund (Fund) Claim No.: 19183	Global ID: T0608125386
Site Name: Bella Mangiata Restaurant	Site Address: 233 Baldwin Ave. San Mateo CA 94401-3914
Responsible Party 1: Michael Chang	Address: Private Address
Responsible Party 2: Roxanne Chang	Private Address
Fund Expenditures to Date: \$263,050	Number of Years Case Open: 17

GeoTracker Case Record: <http://geotracker.waterboards.ca.gov/?gid=T0608125386>

Summary

This case has been proposed for closure by the State Water Resources Control Board at the request of the San Francisco Bay Regional Water Quality Control Board, which concurs with closure.

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 because they pose a low threat to human health, safety, and the environment. The Site meets all of the required criteria of the Policy and therefore, is subject to closure.

Bella Mangiata Restaurant, T0608125386
233 Baldwin Avenue, San Mateo

The Site was operated as a dry-cleaning facility that used underground storage tanks (USTs) to store Stoddard solvent and heating oil. The business, Sunrise Cleaners, operated from 1930 to 1981, when the dry-cleaning business ceased operation and all dry-cleaning activities were restricted to the adjacent building. Since 1981, the Site has been leased to multiple tenants, including Bella Mangiata Restaurant in 1991.

An unauthorized release was reported on October 24, 2006, following the removal of a Stoddard solvent UST in September 2006. Three more USTs (two Stoddard solvent and one heating oil) and associated piping were removed in November 2007. During the removal of the USTs, 42 tons of impacted soil was over-excavated. Following UST removal, the excavated pits were backfilled to grade with a mixture of slurry control density fill (CDF) and clean soil. Additionally, 20 cubic yards of excavated soil from UST pit #4 and five cubic yards from beneath associated piping were used as backfill due to low levels of petroleum hydrocarbons in soil samples.

An air sparge (AS) and soil vapor extraction (SVE) pilot test was conducted in February 2014 and the AS/SVE system operated periodically from July to December 2015 and regularly from December 2015 to April 2016. The system removed 866 pounds of petroleum hydrocarbons and 28 pounds of PCE from the subsurface.

Groundwater data indicates that the petroleum hydrocarbon plume at the Site is stable and decreasing in areal extent. Groundwater samples collected in September 2016 and December 2021 show a significant decrease in concentrations of Total Petroleum Hydrocarbons as gasoline from groundwater samples collected in March 2016.

Site investigations showed evidence of a perchloroethylene (PCE) release at the adjacent property located at 235 Baldwin Avenue and a separate case was opened in 2010 to address the PCE release. Non-petroleum constituents associated with historical offsite dry cleaner operations are present on- and offsite. Investigation and remediation for non-petroleum constituents are managed under the San Francisco Bay Water Board Site Cleanup Program (SCP) Sunrise Cleaners case number 41S0188 (Global ID T10000002679).

Remaining petroleum constituents are limited, stable, and decreasing. Additional assessment would be unnecessary and 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 – Site meets the criteria in **Class 1**. The contaminant plume that exceeds water quality objectives is less than 100 feet in length. There is no free product. The nearest existing water supply well or surface water body is greater than 250 feet from the defined plume boundary.
- Petroleum Vapor Intrusion to Indoor Air – Site meets **Criteria 2 (a), Scenario 3**. As applicable, the extent of the bioattenuation zone, oxygen concentrations in soil gas, concentrations of total petroleum hydrocarbons as gasoline and diesel combined in soil, and dissolved concentrations of benzene in groundwater meet the Policy.
- Direct Contact and Outdoor Air Exposure – Site meets **Criteria 3 (a)**. Maximum concentrations of petroleum constituents in soil from confirmation soil samples are less than or equal to those listed in Table 1 of the Policy.

Recommendation for Closure

The corrective action performed at this Site ensures the protection of human health, safety, and the environment. The corrective action performed at this Site is consistent with chapter 6.7 of division 20 of the Health and Safety Code, implementing regulations, applicable state policies for water quality control and applicable water quality control plans. Case closure is recommended.

Reviewed By:



Dayna Cordano, PG No. 9694
Senior Engineering Geologist

June 13, 2024

Date

