

## State Water Resources Control Board

December 17, 2014

Raj Mulkh & Bhatia Kulwinder, et. al.  
4445 Pinewood Drive  
Union City, CA 94587-4824

Vintners Distributors, Inc.  
28456 Century Street  
Hayward, CA 94545-4800  
([vintnersdist.com](http://vintnersdist.com))

Dear Responsible Parties:

CLOSURE DENIAL REVIEW FOR PETROLEUM UNDERGROUND STORAGE TANK CASE, ARCO STATION #4931, 731 WEST MACARTHUR BOULEVARD, OAKLAND, ALAMEDA COUNTY

State Water Resources Control Board (State Water Board) Resolution No. 2012-062 requires that the State Water Board staff review a lead agency's decision when the lead agency has denied a request by a responsible party for an underground storage tank (UST) case closure pursuant to the Low-Threat UST Case Closure Policy (Policy).

The subject site has the following identification numbers:

- GeoTracker No. T0600100110
- Alameda County Environmental Health (Alameda County) Case No. RO0000076
- San Francisco Bay Regional Water Quality Control Board Case No. 01-0118

The State Water Board reviewed the closure request dated June 28, 2013, Alameda County's September 30, 2014 comments on the State Water Board's proposed case closure, and met with Alameda County to discuss the data. After careful reconsideration of the GeoTracker record, the State Water Board staff agrees with the Alameda County's comments that site conditions do not meet the low-threat closure criteria set forth in the Policy. Based on information in the above-referenced case file, the State Water Board finds that this site does not meet the following Criteria:

- General Criteria e - A conceptual site model that assesses the nature, extent, and mobility of the release has been developed.
- Media-Specific Criteria - Petroleum Vapor Intrusion to Indoor Air

The extent of the groundwater plume has not been fully defined to the west or down-gradient of the site. Petroleum constituent concentrations have fluctuated in the most down-gradient well A-8. The data indicates that the plume is not defined. Therefore, site conditions do not meet General Criteria e.

Soil vapor data collected in 2011 and 2013 at vapor sampling location SV-6 indicate that the concentrations exceeded the criteria established in the Policy for Petroleum Vapor Intrusion to Indoor Air.

Petroleum constituents in soil and groundwater continue to pose a threat to human health, safety, and the environment. The Policy criteria for low-threat UST case closure have not been met at this time, and therefore, closure of the UST case is not appropriate.

If you have any questions, please contact Mr. George Lockwood at (916) 341-5752 or [George.Lockwood@waterboards.ca.gov](mailto:George.Lockwood@waterboards.ca.gov).

Sincerely,

  
Victoria A. Whitney, Deputy Director  
Division of Water Quality

cc: [Via -email only]

Mr. Bruce Wolfe, Executive Officer  
San Francisco Bay Regional Water Quality Control Board  
([Bruce.Wolfe@waterboards.ca.gov](mailto:Bruce.Wolfe@waterboards.ca.gov))

Ms. Yuri Won  
State Water Resources Control Board  
([Yuri.Won@waterboards.ca.gov](mailto:Yuri.Won@waterboards.ca.gov))

Mr. George Lockwood  
State Water Resources Control Board  
([George.Lockwood@waterboards.ca.gov](mailto:George.Lockwood@waterboards.ca.gov))

Ms. Dilan Roe  
Alameda County Environmental Health Department  
([Dilan.Roe@acgov.org](mailto:Dilan.Roe@acgov.org))

Mr. Mark Detterman  
Alameda County Environmental Health Department  
([Mark.Detterman@acgov.org](mailto:Mark.Detterman@acgov.org))

Hollis Phillips  
ARCADIS U.S., Inc.  
([Hollis.Phillips@arcadibus.com](mailto:Hollis.Phillips@arcadibus.com))