

State Water Resources Control Board

UNDERGROUND STORAGE TANK (UST) CASE CLOSURE SUMMARY

Agency Information

Agency Name: Santa Clara County Department of Environmental Health (SCCDEH)	Address: 1555 Berger Drive, Suite 300 San Jose, CA 95112
Agency Caseworker: Shalom Marquardt	Case No.: 09S3E28Q01f

Case Information

UST Cleanup Fund (Fund) Claim No.: 7291, 7329	Global ID: T0608578682
Site Name: Sabek Gas Station	Site Address: 16270 Monterey Road Morgan Hill, CA 95037
Responsible Party #1 K6OYD Boxer Enterprises LLC Attention: Christiana M Hill	Address: 550 San Felipe Street Salinas, CA 93901
Responsible Party #2 Cava Family Trust	550 San Felipe Street Salinas, CA 93901
Responsible Party #3 Sabek, Inc. Attention: Andy Saberi	1045 Airport Boulevard South San Francisco, CA 94080
Fund Expenditures to Date: \$604,932	Number of Years Case Open: 36

GeoTracker Case Record: <https://geotracker.waterboards.ca.gov/?gid=T0608578682>

Summary

This case has been proposed for closure by the State Water Resources Control Board at the request of the SCCDEH, 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

E. JOAQUIN ESQUIVEL, CHAIR | EILEEN SOBECK, EXECUTIVE DIRECTOR

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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.

This Site is the location of a former commercial petroleum fueling facility currently developed as an office building with a paved parking area. An unauthorized release was reported in January 1988 following an environmental site investigation. In May 1991, two 10,000-gallon gasoline USTs and one 5,000-gallon diesel UST were removed from the site. During tank removal activities, 440 cubic yards of petroleum hydrocarbon affected soil was excavated to a depth of 13 feet below ground surface (bgs).

In 1998, 120 pounds of oxygen releasing compound (ORC) was added to site monitoring wells. In March 2003, impacted soil was excavated to depths of 29 feet bgs to 51 feet bgs. An ozone microsparge remediation system was installed in September 2006 and operated through March 2011. The system was again operated in February and March 2018. A mobile soil vapor extraction and treatment (SVET) system operated between October 2014 and January 2015 and removed 1,410 pounds of petroleum hydrocarbons from the subsurface. In situ chemical oxidation (ISCO) injections were conducted between June and September of 2021 and then again in February and March of 2022.

Since 1998, 37 groundwater monitoring wells have been installed and monitored on a regular basis; 31 wells have been destroyed. The groundwater plume is stable. Post-remediation monitoring reports have shown petroleum concentrations in groundwater to be consistently below remedial objectives. Soil vapor samples indicate concentrations less than the Policy criteria.

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 Media-Specific Criteria – Site meets the criteria in **Class 5**. The regulatory agency determines, 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, safety, and to the environment and water quality objectives will be achieved within a reasonable time frame.
- Petroleum Vapor Intrusion to Indoor Air - Onsite meets **Criteria 2 (a), Scenario 1**. There is a bioattenuation zone that provides a separation of at least 30 feet vertically between the Light Non-

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Aqueous Phase Liquid in groundwater and the foundation of existing or potential buildings. Concentrations of total petroleum hydrocarbons as gasoline and diesel combined in soil are less than 100 milligrams per kilogram throughout the entire depth of the bioattenuation zone.

Offsite meets **Criteria 2 (a), Scenario 4**. The concentrations of benzene, ethylbenzene, and naphthalene in soil gas are less than the Policy limits as it applies to the bioattenuation zone, land use, and existing or planned future building structures at the Site.

- Direct Contact and Outdoor Air Exposure - Site meets **Criteria 3 (b)**. Maximum concentrations of petroleum constituents in soil are less than levels that a site specific risk assessment demonstrates will have no significant risk of adversely affecting human health.

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.



Dayna Cordano, PG No. 9694

November 7, 2023

Date

