



State Water Resources Control Board

UNDERGROUND STORAGE TANK (UST) CASE CLOSURE SUMMARY

Agency Information

Agency Name: State Water Resources Control Board (State Water Board)	Address: 1001 I Street Sacramento, CA 95814
Agency Caseworker: Dayna Cordano	Case No.: T0606700243

Case Information

UST Cleanup Fund (Fund) Claim No.: 1463	Global ID: T0606700243
Site Name: Orchard Supply	Site Address: 1731 17 th Street Sacramento, CA 95814 (Site)
Responsible Party 17R Orchard Partners LP Attention: Michael J Heller	Address: 11211 Gold Country Blvd, Suite 106 Gold River, CA 95670
Fund Expenditures to Date: \$32,795	Number of Years Case Open: 36

GeoTracker Case Record: <http://geotracker.waterboards.ca.gov/?gid=T0606700243>

Summary

The Site is currently developed as a commercial space with multiple businesses and restaurants and an associated paved parking lot. It is located at the intersection of 17th Street and R Street in a largely commercial area of Sacramento, California. Orchard Supply Company operated as an agricultural chemical and wholesale outlet at the Site from 1947 through 2001. Former Site facilities included four USTs, three reported to contain gasoline and one reported to contain “weed oil” (a diesel- or kerosene-range petroleum product), that were reportedly removed prior to 1989.

An unauthorized release was first discovered during an inspection by the California Department of Health Services in July 1983. In addition to lead and pesticide contamination, elevated levels of petroleum hydrocarbons were reportedly detected in soil and groundwater at the former location of two of the gasoline USTs during initial site investigations.

E. JOAQUIN ESQUIVEL, CHAIR | ERIC OPPENHEIMER, EXECUTIVE DIRECTOR

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In 2002, approximately 3,100 tons of soil impacted with lead, arsenic, pesticides, and petroleum hydrocarbons were over-excavated to a depth of 10 feet bgs and disposed of off-site. Between July 2011 and March 2014, 240,988 gallons of impacted groundwater were reportedly removed using batch groundwater extraction. The groundwater was pumped and treated on-site and discharged into the sewer system.

A total of 40 groundwater monitoring wells were installed at the Site, 33 of which were decommissioned in April 2015. The remaining seven monitoring wells were irregularly monitored from March 2016 through October 2022. Free product has not been observed on the Site since 1999. Benzene and other petroleum related compound concentrations in groundwater remain low to non-detect and water quality objectives have been achieved.

Concentrations of certain petroleum constituents (including benzene) were detected above screening levels in soil gas during a soil gas investigation in July 2021. A land use covenant (LUC) entered into by the responsible party includes a Vapor Intrusion Mitigation System (VIMS) plan and a Soil Management Plan (SMP) that mitigate the risk any remaining contaminants of concern may pose to human health.

A Site Cleanup Program (SCP) case is also located on the property (Orchard Supply, SLT5S2063245) to address non-petroleum related contamination. Closure of the UST Cleanup Case (Orchard Supply, T0606700243) will not impact the case for non-petroleum constituents; the SCP Orchard Supply case will remain open until the Central Valley Regional Water Quality Control Board has determined that appropriate cleanup has been conducted for the non-petroleum constituents.

For the UST Cleanup Case, 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.

Remaining petroleum constituents are limited, stable, and decreasing. Additional assessment regarding petroleum constituents 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 2**. The contaminant plume that exceeds water quality objectives is less than 250 feet in length. There is no free product. The nearest existing water supply well or surface water body is greater than 1,000 feet from the defined plume boundary. The dissolved concentration of benzene is less than 3,000 micrograms per liter (µg/L), and the dissolved concentration of MTBE is less than 1,000 µg/L.

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- Petroleum Vapor Intrusion to Indoor Air – Site **meets Criteria 2 (c)**. As a result of controlling exposure through the use of mitigation measures or through the use of institutional or engineering controls, the regulatory agency determines that petroleum vapors migrating from soil or groundwater will have no significant risk of adversely affecting human health.
- 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.

Prepared by:

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04/04/2025

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05/02/2025

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