JS

JACK MILLER
Director

County of San Diego

DEPARTMENT OF ENVIRONMENTAL HEALTH
P.O. BOX 129261, SAN DIEGO, CA 92112-9261
Phone: (858) 505-6700/1 (800) 253-9933
www.sdcdeh.org

ELIZABETH POZZEBON
Assistant Director

March 10, 2011

Mr. Marvin Katz
Shell Oil Products US
20945 S. Wilmington Avenue
Carson, CA 90810

Mr. Sharok Eslamian
1167 Avenida Amantea
La Jolla, CA 92037

Dear Responsible Parties:

UNAUTHORIZED RELEASE #H21237-001
FORMER SHELL SERVICE STATION
3901 CLAIREMONT DRIVE, SAN DIEGO, CALIFORNIA

This letter confirms the completion of a site investigation and corrective action for the former underground storage tank system located at the above-described location. Thank you for your cooperation throughout this investigation. Your willingness and promptness in responding to our inquiries concerning the former underground storage tank system is greatly appreciated.

Based on information in the above-referenced file and with the provision that the information provided to this agency was accurate and representative of site conditions, this agency finds that the site investigation and corrective action carried out at your underground storage tank site is in compliance with the requirements of subdivisions (a) and (b) of Section 25296.10 of the Health and Safety Code and with corrective action regulations adopted pursuant to Section 25299.3 of the Health and Safety Code and that no further action related to the petroleum releases at the site is required.

This notice is issued pursuant to subdivision (g) of Section 25296.10 of the Health and Safety Code. Please contact Jon Senaha, at (858) 505-6798, if you have questions regarding this matter.

Sincerely,

JACK MILLER, Director
Department of Environmental Health
Site Assessment and Mitigation Program

Enclosure

cc: Terry Otis, Conestoga-Rovers & Associates

WP/H21237-001-311CLO

Case Closure Summary
Leaking Underground Fuel Storage Tank Program

I. AGENCY INFORMATION — DATE: March 9, 2011

Agency Name: County of San Diego, Environmental Health, SAM	Address: P.O. Box 129261
City/State/Zip: San Diego, CA 92112-9261	Phone: (619) 338-2222 FAX: (619) 338-2377
Responsible Staff Person: Jon Senaha	Title: Environmental Health Specialist

II. CASE INFORMATION

Site Facility Name: Former Shell Service Station

Site Facility Address: 3901 Clairemont Drive, San Diego, CA 92117

RB LUSTIS Case No: NA	Local Case No: H21237-001	LOP Case No: NA
URF Filing Date: 12/23/2002	SWEEPS No: NA	

Responsible Parties	Address	Phone Number
Shell Oil Products US (Marvin Katz)	20945 S. Wilmington Ave., Carson, CA, 90810	(949) 888-0903
Sharok Eslamian, Property Owner	1167 Avenida Amantea, La Jolla, CA 92037	

Tank No.	Size in Gal.	Contents	Status	Date
T001	12,000	Unleaded Gasoline	Removed	11/20/2002
T002	12,000	Unleaded Gasoline	Removed	11/20/2002
T003	12,000	Unleaded Gasoline	Removed	11/20/2002

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause of Release: Substance Released From UST System	Substance Released: Gasoline (Unleaded)	
Site Characterization complete? Yes	Date Approved By Oversight Agency: 1/4/2011	
Monitoring Wells Installed? Yes	Number: 14 GW; 6 Vapor	Proper Screened Interval? Yes
Highest GW Depth B.G. Surface: 1.20 (Measured)	Lowest Depth: 29.15 (Measured)	Flow Direction: East (Measured)

Most Sensitive Current Use: Existing Beneficial Groundwater Use: None Designated
Existing Beneficial Surface Water Use: REC2, Potential REC1, Warm, and Wild

Are Drinking Water Wells Affected? No	Aquifer Name: Tecolote Hydrologic Area (906.50)
Is Surface Water Affected? No	Nearest SW name: Tecolote Creek – 1,300 Feet East

Off-Site Beneficial Use Impacts: None

Report(s) on file? Yes	Where is Report(s) Filed? County of San Diego, Environmental Health

TREATMENT AND DISPOSAL OF AFFECTED MATERIAL

Material	Amount (Include Units)	Action (Treatment or Disposal)	Date
Water (UST Pit Dewater)	5,000 Gallons	Recycled: DeMenno Kerdoon	11/2002
Tank	3 USTs	Recycled: Ecology Control Industries	11/2002
Soil (UST Over-Excavation)	207 Cubic Yards	Recycled: TPS, American Remedial Technologies	11/2002
Soil	84 55-Gallon Drums	Recycled: TPS, American Remedial Technologies	3/2004 to 4/2010
Purge Water	5,082 Gallons	Recycled: DeMenno Kerdoon, Crosby & Overton	2/2004 to 7/2010

Case Closure Summary
Leaking Underground Fuel Storage Tank Program

III. RELEASE AND SITE CHARACTERIZATION INFORMATION (Continued) H21237-001

MAXIMUM DOCUMENTED CONTAMINANT CONCENTRATIONS

	MAXIMUM	REMAINING
SOIL		
Gasoline	= 13,000 mg/kg	= 13,000 mg/kg
Diesel	= 4,200 mg/kg	= 1,900 mg/kg
Benzene	= 21 mg/kg	= 21 mg/kg
Toluene	= 130 mg/kg	= 130 mg/kg
Ethyl benzene	= 76 mg/kg	= 76 mg/kg
Xylene (individual isomers or total)	= 510 mg/kg	= 155 mg/kg
Methyl-tert-butyl ether (MTBE)	= 4.1 mg/kg	= 1.9 mg/kg
tert-Butyl Alcohol (TBA)	= 6.2 mg/kg	= 2.7 mg/kg
tert-Amyl-methyl ether (TAME)	= 3.1 mg/kg	= 3.1 mg/kg
Ethyl-tert-butyl ether (ETBE)	< 5 mg/kg	< 5 mg/kg
di-isopropyl ether (DIPE)	= 0.42 mg/kg	= 0.42 mg/kg
Ethanol	= 4.7 mg/kg	= 4.7 mg/kg
Naphthalene	< 25 mg/kg	< 25 mg/kg
VAPOR		
Gasoline	= 190,000 ug/l	= 190,000 ug/l
Benzene	= 330 ug/l	= 240 ug/l
Toluene	= 530 ug/l	= 360 ug/l
Ethyl benzene	= 190 ug/l	= 190 ug/l
Xylene (individual isomers or total)	= 870 ug/l	= 870 ug/l
Methyl-tert-butyl ether (MTBE)	= 0.0085 ug/l	< 4.4 ug/l
tert-Butyl Alcohol (TBA)	= 0.053 ug/l	< 15 ug/l
tert-Amyl-methyl ether (TAME)	< 20 ug/l	< 20 ug/l
Ethyl-tert-butyl ether (ETBE)	< 20 ug/l	< 20 ug/l
di-isopropyl ether (DIPE)	= 0.033 ug/l	< 20 ug/l
Naphthalene	= 0.035 ug/l	< 25 ug/l
GROUNDWATER		
Gasoline	= 1,400,000 ug/l	= 1,200,000 ug/l
Diesel	= 80,000 ug/l	= 8,600 ug/l
Benzene	= 22,000 ug/l*	= 9,000 ug/l
Toluene	= 26,000 ug/l*	= 6,200 ug/l
Ethyl benzene	= 16,000 ug/l	= 2,200 ug/l
Xylene (individual isomers or total)	= 140,000 ug/l	= 10,000 ug/l
Methyl-tert-butyl ether (MTBE)	= 18,000 ug/l	= 4,300 ug/l
tert-Butyl Alcohol (TBA)	= 27,000 ug/l*	= 3,400 ug/l
tert-Amyl-methyl ether (TAME)	= 110 ug/l	= 20 ug/l
Ethyl-tert-butyl ether (ETBE)	< 1,000 ug/l	< 100 ug/l
di-isopropyl ether (DIPE)	= 4,800 ug/l*	= 1,100 ug/l
Ethanol	< 150,000 ug/l	< 5,000 ug/l
Naphthalene	= 270,000 ug/l	= 1,000 ug/l

Note: * = Grab Groundwater Sample Obtained on 7/10/2003

Case Closure Summary
Leaking Underground Fuel Storage Tank Program

H21237-001

In November 2002, three 12,000 gallon underground storage tanks (USTs), associated product piping, and dispensers were removed. Soil samples were collected under the direction of the Department of Environmental Health (DEH). Based on the laboratory results, case H21237-001 was opened on November 23, 2002.

As part of the UST removal activities, soil was over-excavated beneath the USTs and dispensers. Approximately 207 cubic yard of impacted soil was removed from the Site and transported to TPS Technologies. Approximately 510 pounds of Oxygen Release Compound was mixed with clean rock and used to backfill the excavation.

Between July 2003 and March 2010, fourteen groundwater monitoring wells (MW-1 through MW-14) and six dual-depth soil vapor monitoring wells (VP-1 through VP-6) were installed. In addition, ten cone penetrometer borings (CPT-1 through CPT-10) were advanced.

The majority of the hydrocarbon and oxygenate impacted soil remaining at the Site is found in the saturated zone and limited impacted soil is found in the vadose zone. The impacted soil extends offsite to the north and east and is adequately defined. The consultant calculated that approximately 2,863 cubic yards of TPH impacted soil greater than 100 mg/kg remains beneath the site. The residual soil contamination will not impact human health or the environment.

The groundwater has been monitored and sampled from February 2004 through July 2010. Depth to groundwater ranged between 1.20 and 29.15 feet below ground surface with a hydraulic gradient of approximately 0.06 feet per foot flowing in an easterly direction. The hydrocarbon and oxygenate contaminant plume extends offsite to the east with a northerly component. The groundwater contaminant plume is adequately defined and concentrations are decreasing. Although the Site is in a groundwater basin with no beneficial uses, the consultant estimates that benzene, MTBE, and TBA will reach their respective Maximum Contaminant Levels and California State Action Level by 2084. The groundwater contaminant plume will not impact human health, the environment, or nearby Tecolote Creek.

Soil vapor monitoring wells VP-1 through VP-6 was sampled in October, November, and December of 2008 to evaluate potential health risks associated with vapors. Based on their evaluation, the consultant concludes there is no risk to human health from soil vapor intrusion to indoor air.

Based on available data for this site, DEH concurs with the consultant's conclusions.

V. CLOSURE

Does completed corrective action protect existing beneficial uses per the Regional Board Basin Plan? Yes. Dissolved-phase Benzene, MTBE, and TBA will reach their respective MCLs and State Action Level by 2084.

Does completed corrective action protect potential beneficial uses per the Regional Board Basin Plan? Yes. Dissolved-phase Benzene, MTBE, and TBA will reach their respective MCLs and State Action Level by 2084.

Does corrective action protect public health for current land use? Yes

Case oversight completed based upon the following site use: Commercial

Site Management Requirements:
Any Contaminated Soil Excavated As Part Of Subsurface Construction Work Must Be Managed In Accordance With The Legal Requirements At That Time.

Should corrective action be reviewed if land use changes? Yes

Monitoring Wells Decommissioned: No	Number Decommissioned: 0	Number Retained: 14 GW; 6 Vapor

List Actions Taken: Notice Of Reimbursement/Local

List Enforcement Actions Rescinded: NONE

V. LOCAL AGENCY REPRESENTATIVE DATA

Name: Kevin M. Heaton, PG 4163, CHg 163	Title: Senior Hydrogeologist
Signature:	Date: 3/8/2011

VI. RWQCB NOTIFICATION

Date Submitted to RB: NA – Non Beneficial	RB Response: NA – Non Beneficial	
RWQCB Staff Name: NA	Title: NA	Date: NA

VII. ADDITIONAL COMMENTS, DATA, ETC.

A permit has been issued for the destruction of the existing monitoring wells associated with the Site. The permit number is LMON107678.

This document and the related CASE CLOSURE LETTER, shall be retained by the lead agency as part of the official site file.