
Central Coast Regional Water Quality Control Board

October 17, 2013

Mr. Jon Lee
777 North First Street, 5th Floor
San Jose, CA 95112

Dear Mr. Lee:

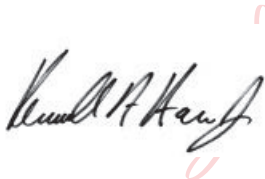
UST: BOOMERANG PROPERTY- 503 PACIFIC AVENUE (PREVIOUSLY KNOWN AS PART OF 555 PACIFIC AVENUE), SANTA CRUZ, SANTA CRUZ COUNTY- CASE CLOSURE TRANSMITTAL (CASE NO. 768)

Central Coast Regional Water Quality Control Board (Central Coast Water Board) staff has reviewed the case files for the subject site. This case meets the criteria for closure under the State Water Board Low Threat Closure Policy. Based on information from Santa Cruz County Environmental Health Services (SCCEHS) staff, all monitoring wells previously installed on the property have been destroyed. You have met the requirements for case closure. This concludes the Central Coast Water Board's regulatory oversight for the investigation and cleanup of the underground storage tank (UST) system release at this site. This letter does not relieve you of the requirements of other agencies which may continue to have jurisdiction or require further work. As with any real property, the discovery of additional or previously unidentified contamination at the site may require additional investigation and cleanup. This case is now closed as certified by the enclosed Case Closure letter and Case Closure Summary.

Residual soil contamination still exists on-site that could pose an unacceptable risk under certain site development activities such as site grading, excavation, or dewatering. The Central Coast Water Board, SCCEHS and the appropriate local planning and building departments **must** be notified prior to any changes in land use, grading activities, excavation, or dewatering. This notification must include a statement that residual soil and groundwater contamination underlie the property and nearby properties. The levels of residual contamination and any associated risks are expected to reduce with time. Additionally, SCCEHS may require a Health Risk Assessment be conducted should this site be redeveloped.

Thank you for your diligence in addressing water quality issues and your continued commitment to the protection of water quality in the Central Coast Region. If you have any questions, please contact **Tom Sayles at (805) 542-4640** or at tsayles@waterboards.ca.gov or Chris Adair at (805) 549-3761.

Sincerely,



Digitally signed by Kenneth A Harris Jr.
DN: cn=Kenneth A Harris Jr., o=Central
Coast Regional Water Quality Control
Board, ou=Executive Officer,
email=Ken.Harris@waterboards.ca.gov,
c=US
Date: 2013.10.17 11:46:48 -07'00'

Kenneth A Harris Jr.
Executive Officer

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cc:

Mr. Steve Baiocchi
Santa Cruz County Environmental Health Services
Steve.baiocchi@co.santa-cruz.ca.us

SONA Resorts Inc.,
c/o Mr. Kiran Patel
103 Lucia Lane
Scotts Valley, CA 95066

Mr. David Guthridge
Light, Air and Space Construction and Environmental Services Company
dguthridge@lightairandspace.com

Mr. Brian Gaines
GainesBri@aol.com

Mr. Eric Lautenbach
elautenbach@earthlink.net

Mr. Thomas A. Sayles
Central Coast Water Board
tsayles@waterboards.ca.gov

Ms. Kendall Stahl
Central Coast Water Board
Kendall.Stahl@waterboards.ca.gov

Central Coast Regional Water Quality Control Board

October 17, 2013

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777 North First Street, 5th Floor
San Jose, CA 95112

Dear Mr. Lee:

UST: BOOMERANG PROPERTY- 503 PACIFIC AVENUE (PREVIOUSLY KNOWN AS PART OF 555 PACIFIC AVENUE), SANTA CRUZ, SANTA CRUZ COUNTY – CASE CLOSURE (CASE NO. 768)

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

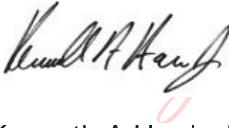
Based on the information in the above-referenced file and with the provision that the information provided to this agency was accurate and representative of site conditions, this agency finds that the site investigation and corrective action carried out at your underground storage tank site is in compliance 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 release at the site is required.

Claims for reimbursement of corrective action costs submitted to the Underground Storage Tank Cleanup Fund more than 365 days after the date of this letter or issuance or activation of the Fund's Letter of Commitment, whichever occurs later, will not be reimbursed unless one of the following exceptions applies:

- Claims are submitted pursuant to Section 25299.57, subdivision (k) (reopened UST case); or
- Submission within the timeframe was beyond the claimant's reasonable control, ongoing work is required for closure that will result in the submission of claims beyond that time period, or that under the circumstances of the case, it would be unreasonable or inequitable to impose the 365-day time period.

This notice is issued pursuant to Health and Safety Code, Section 25296.10, subdivision (g). If you have any questions, please contact **Tom Sayles at (805) 542-4640** or at tsayles@waterboards.ca.gov or Chris Adair at (805) 549-3761.

Sincerely,



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, c=US
Date: 2013.10.17 11:46:18 -07'00'

Kenneth A Harris Jr.
Executive Officer

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CASE CLOSURE SUMMARY

Leaking Underground Fuel Storage Tank Program

I. Agency Information

Agency Name: Central Coast Water Board	Address: 895 Aerovista Place, Suite 101
City/State/Zip: San Luis Obispo, CA 93401-7906	Phone: (805) 542-4640
Responsible Staff person: Tom Sayles	Title: Engineering Geologist

II. Case Information

Site Facility Name: Boomerang Property		Water Board Case No. 768
Site Facility Address: 503 Pacific Avenue, Santa Cruz, CA		
Note: Old parcel address of 503 was associated with 555 Pacific when combined as Prolo Chevrolet until late 1990s. 555 Pacific separately sold and now part of adjacent Sycamore Street Commons 60-unit housing complex. In 2009 503 Pacific parcel APN 005-173-48 "Boomerang Property" had a change in parcel number and address. Now is listed with County Assessor as 429 Pacific Avenue and is APN 007-023-17.		
Responsible Parties	Address	Phone Number
SONA Resorts, Inc.	103 Lucia Lane, Scotts Valley, CA 95066	831-461-0612
Property Owner		
Barry Swenson Builder, Attn: Jon Lee	777 North First St., 5 th Floor, San Jose, CA 95112	408-287-0246

III. Tank Information

Tank #	Size in Gallons	Contents	Closed in Place/Removed	Date
1	500	Waste Oil	Removed	11/16/2001
2				
3				
4				

IV. Release and Site Characterization Information

Cause and Type of Release: Leaking 500-gallon waste oil UST		
Site Characterization Complete? Yes		Date Approved by Oversight Agency: SCCEHS 2001
Monitoring Wells Installed? Yes		Number: 3 Proper Screened Interval? Yes
Highest GW Depth Below Ground Surface: 6.89-ft		Lowest: 7.55-ft Flow Direction: West
Most Sensitive Current GW Use: None		
Are Water Wells Affected? No		Hydrologic Unit: Big Basin - Santa Cruz - San Lorenzo
Is the Site on Municipal Water? Yes		
Distance to Nearest Water Well: ~ 800 feet		Well Type: Cathodic Total Depth 120 fbg
Is Surface Water Affected? No		Distance to nearest Surface Water: 900-feet
Off-site Beneficial Use Impacts (addresses/locations): None		
Conceptual Site Model Complete? Yes		Date Approved by Oversight Agency: NA

CASE CLOSURE SUMMARY

Leaking Underground Storage Tank Program

V. Treatment/Disposal Methods (Attach any additional information)

Material	Amount (Include Units)	Action (Treatment or Disposal Method)	Date
Tanks	500-gallon	Disposal to metal recycler	11/2001
Piping			
Free Product			
Soil	592-cu yds	Excavation, Treated onsite with SOLMAR bacteria	2002
Ground Water			

Maximum Documented Contaminant Concentrations--Before and After Cleanup

Contaminant	Soil (mg/kg)		Water (µg/L)		Contaminant	Soil (mg/kg)		Water (µg/L)	
	Before	After	Before	After		Before	After	Before	After
TPH (Gas)	3,400	760	330	<50	1,2-DCA	N/A	N/A	N/A	N/A
TPH (Diesel)	3,800	110	<50	N/A	Oil & Grease	N/A	N/A	N/A	N/A
Benzene	0.13	<3.1	7.6	<0.5	Lead	38	N/A	N/A	N/A
Toluene	3.9	<3.1	2.1	<0.5	MTBE	<2.5	<3.1	<0.5	<0.5
Ethylbenzene	28	<3.1	2.0	<0.5	TBA	N/A	N/A	N/A	N/A
Xylenes	21	<3.1	4.9	<0.5	Naphthalene	68	N/A	N/A	N/A

Comments: **Before** soil results from WHA 1998 Phase II ESA boring BH-7B at 6-ft bg (lead, TPHd, Naphthalene) and RTD 2000 boring MW-1 at 7.5-ft bg (TPHg/BTEXM). **After** soil results from LAS 2001 sample #33 (~9 to 11-ft bg), with detection of TPHg lab noted not gasoline pattern. Adjacent approx. 30-ft upgradient to east of former UST area was a hydraulic hoist with excavation confirmation LAS sample #15 with TPHmo at 21,000 mg/kg, TPHd at 5,900-mg/kg, and Oil & Grease at 15,000-mg/kg. This is not considered to be from assumed former waste oil UST area but included here for completeness of post-remediation confirmation sampling of central area of site near UST area.

Before water results from RTD April 2001 sampling from MW-1 located immediately downgradient of assumed waste oil UST location. **After** water results from RTD Oct. 2001 final sampling of MW-1 one month **before** destruction of MW-1 and excavation of impacted soils and UST removal. No post-remediation groundwater sampling has taken place in the immediate vicinity of former MW-1 or the assumed UST location. LAS May 2012 grab-groundwater sampling from PH-2 upgradient ~30-ft of the assumed UST location was non-detect for TPHd/BTEXM/VOCs (not analyzed for TPHg).

VI. Closure

Approximate length of hydrocarbon plume (ft.): N/A	Does remaining plume extend off-site? N/A
Is the plume left in place stable and/or shrinking? N/A	
Does completed corrective action protect potential beneficial uses per the Basin Plan? Yes	
Does corrective action protect public health for current land use? Yes	
Should corrective action be reviewed if land uses change? Yes. See Note in comment section.	
Monitoring Wells Destroyed? Yes	Number Destroyed: 3
	Number Retained: None

CASE CLOSURE SUMMARY
Leaking Underground Storage Tank Program


VII. Local Agency Representative Data

Agency: Santa Cruz County Environmental Health Services	Address: 701 Ocean Street, Room 312
City/State/Zip: Santa Cruz, CA 95060	Phone: 831-454-2754
Responsible Staff Person: Mr. Steve Baiocchi	Title: Site Mitigation

VIII. Additional Comments

Site Management Requirements:
Santa Cruz County Environmental Health Services has concerns about remaining soil impacts but is aware that entire site is planned to be excavated for redevelopment, which will address this issue.
Residual soil and groundwater contamination may still exist on-site that could pose an unacceptable risk under certain site development activities such as site grading, excavation, or de-watering. The Central Coast Water Board, Santa Cruz County Environmental Health Services (SCCEHS), and the appropriate local planning and building departments must be notified prior to any changes in land use, grading activities, excavation, or dewatering. This notification must include a statement that residual soil and groundwater contamination underlie the property and nearby properties. The levels of residual contamination and any associated risks are expected to reduce with time.

IX. Central Coast Water Board Certification

Signature of Executive Officer 	Digitally signed by Kenneth A Harris Jr. DN: cn=Kenneth A Harris Jr., o=Central Coast Regional Water Quality Control Board, ou=Executive Officer, email=Ken.Harris@waterboards.ca.gov, c=US Date: 2013.10.17 11:45:22 -07'00'	Date: October 17, 2013
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