

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, 15 th Floor Sacramento, CA 95814
Agency Caseworker: Dayna Cordano	Case No.: N/A

Case Information

UST Cleanup Fund (Fund) Claim No.: N/A	Global ID: T0600102242
Site Name: J&A Truck Repair	Site Address: 500 Kirkham Street Oakland, CA 94607 (Site)
Responsible Party: 500 Kirkham, LLC Attention: Michael Thomas	Address: 1321 Mission Street, Suite 101 San Francisco, California 94103
Fund Expenditures to Date: N/A	Number of Years Case Open: 28

GeoTracker Case Record: <http://geotracker.waterboards.ca.gov/?gid=T0600102242>

Summary

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.

The site was occupied by mixed-use residential housing and commercial/industrial operations from the 1930s through 1954. From 1954 to 1984, the site was part of a larger property operated by Smilo Chemical Company, a wholesale distribution center for chemicals and chemical-related products. The site then operated as J&A Truck Repair, a semi-truck repair and maintenance facility, from 1984 to 1994 when it was purchased by Caltrans. The site has since been used as a construction staging area, storage area, and temporary office space for the Bay Area Rapid Transit. The site is currently scheduled for redevelopment as mixed-use residential housing and commercial facilities.

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

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The release was identified in 1994 following the discovery of an underground storage tank (UST) in the western portion of the site, which was reportedly used to store gasoline prior to 1973. The UST was removed in 1995 and the UST pit was over-excavated to approximately 6 feet below ground surface (ft bgs). Approximately 4,700 cubic yards of petroleum-impacted soil was removed and disposed offsite during UST removal activities.

Primary constituents of concern related to UST operations include total petroleum hydrocarbons, benzene, and naphthalene. Non-petroleum constituents associated with historical onsite chemical operations are also present on- and offsite. Investigation and remediation for non-petroleum constituents are managed under the Department of Toxic Substances Control's (DTSC) Smilo Chemical Company case (Envirostor ID 01510022).

No free product has been observed at the site. Periodic grab-groundwater sampling and groundwater monitoring activities indicate that the remaining hydrocarbon plume exceeding Policy criteria is less than 100 feet in length. No water supply wells are located within one mile of the groundwater plume boundary and the nearest surface water body is located over a half mile south of the site. Limited soil and soil vapor samples collected in the vicinity of the former USTs contain residual benzene and/or ethylbenzene concentrations in excess of Policy numerical criteria. However, site redevelopment activities will include development of a Soil Management Plan (SMP) and installation of a passive vapor barrier to mitigate potential exposure to residual contaminants. Additionally, the DTSC is in the process of instituting a Land Use Covenant that restricts the use of groundwater for drinking water purposes, requires development of a comprehensive SMP, and institutes regular maintenance and inspection of the proposed engineering controls (i.e. vapor barrier).

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 1**. The contaminant plume that exceeds water quality objectives is less than 100 feet in length. There is no free product. The nearest existing water supply well or surface water body is greater than 250 feet from the defined plume boundary.
- 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.

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- Direct Contact and Outdoor Air Exposure – Site meets Criteria 3 (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 the concentrations of petroleum constituents in soil 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.

Prepared by:



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6/8/2022

Date

Reviewed By:



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6/8/2022

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