

State Water Resources Control Board

UNDERGROUND STORAGE TANK (UST) CASE CLOSURE SUMMARY

Agency Information

Agency Name: San Francisco Bay Regional Water Quality Control Board (San Francisco Bay Water Board)	Address: 1515 Clay Street, Suite 1400 Oakland, CA 94612
Agency Caseworker: Jeffrey White	Case No.: 38-1840

Case Information

UST Cleanup Fund (Fund) Claim No.: N/A	Global ID: T10000011774
Site Name: 986 South Van Ness	Site Address: 986 South Van Ness San Francisco, CA 94110 (Site)
Responsible Party 986 South Van Ness, LLC Attention: Lucas Eastwood	Address: 3520 20 th Street, Suite B San Francisco, CA 94110
Fund Expenditures to Date: N/A	Number of Years Case Open: 4

GeoTracker Case Record: <http://geotracker.waterboards.ca.gov/?gid=T10000011774>

Summary

This case has been proposed for closure by the State Water Resources Control Board at the request of the San Francisco Bay Regional Water Quality Control Board, 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 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 formerly operated as an auto repair garage and is currently vacant. The release was discovered in 2017 during a Limited Phase II Investigation. A 1,000-gallon waste oil underground storage tank (UST) was removed in 2018. The UST pit was over-excavated, and confirmation soil samples indicated low concentrations of remaining

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

986 South Van Ness, T10000011774
986 South Van Ness, San Francisco

petroleum constituents in soil. The auto repair garage and parking lot were demolished in February 2021 as part of site redevelopment to construct a multi-story residential building and ground-level parking garage.

Following excavation and grading activities, confirmation soil samples were collected from the new building foundation excavation. Remaining petroleum constituents in soil were below the residential thresholds in Table 1 of the Policy. Groundwater grab samples collected in 2017 were below water quality objectives, indicating that the release likely did not affect groundwater beneath the site.

Concentrations of tetrachloroethene (PCE) and benzene in soil gas samples collected during the 2017 site investigation exceeded residential Environmental Screening Levels (ESL). Non-petroleum constituents, including PCE are being addressed under a separate cleanup case. The soil gas sample locations were over-excavated during foundation preparation activities and a Vapor Intrusion Mitigation System (VIMS), including a vapor barrier and sub-slab ventilation system, were installed beneath the new building to prevent volatile organic compound vapors in the subsurface from intruding into indoor air. Over-excavation of the soils gas locations combined with installation of the VIMS and a forthcoming Operation, Monitoring and Maintenance Plan for the VIMS minimize risk via vapor intrusion pathways and are protective of human health.

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 releases **Have Not Likely Affected Groundwater**. Soil does not contain sufficient mobile constituents (leachate, vapors, or light non-aqueous-phase liquids) to cause groundwater to exceed the groundwater criteria in this Policy.
- Petroleum Vapor Intrusion to Indoor Air – Site meets **Criteria 2 (b)**. A Site-specific risk assessment for the vapor intrusion pathway was conducted under the policy and demonstrates that human health is protected to the satisfaction of the regulatory agency.
- 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.

986 South Van Ness, T10000011774
986 South Van Ness, San Francisco

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.

Reviewed By:



Matthew Cohen, P.G. No. 9077
Senior Engineering Geologist

9/28/2022

Date

