

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: Laurent Meillier	Case No.: 01-0187

Case Information

UST Cleanup Fund (Fund) Claim No.: NA	Global ID: T0600100174
Site Name: Berkeley Business Center (UST)	Site Address: 2900 San Pablo Avenue Berkeley, CA 94710 (Site)
Responsible Party Hawthorne/Stone Real Estate Investments, Inc. Attention: Jamila Dunn	Address: 2942 San Pablo Avenue Berkeley, CA 94710
Fund Expenditures to Date: N/A	Number of Years Case Open: 35

[GeoTracker Case Record](http://geotracker.waterboards.ca.gov/?gid=T0600100174) : <http://geotracker.waterboards.ca.gov/?gid=T0600100174>

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 the required criteria of the Policy and therefore, is subject to closure.

Historically, the Site operated as a food manufacturing facility from 1927 to 1956 and is currently used by commercial and retail businesses. In December 1987, a release was discovered during removal of two 15,000-gallon USTs from the property. Approximately

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

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300 cubic yards of soil were excavated following UST removal and transported offsite. Nine groundwater monitoring wells were installed at the site in 1988 and monitored periodically through April 2021.

Water quality objectives were achieved for all petroleum constituents during the most recent groundwater monitoring event in April 2021. Chlorinated solvents have been identified in groundwater and are under investigation as part of San Francisco Bay Water Board Site Cleanup program case number 01S0845 (Global ID T10000020746). The groundwater monitoring wells are being retained for use in the Site Cleanup case.

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 (a), Scenario 4**. The concentrations of benzene, ethylbenzene, and naphthalene in soil gas are less than the Policy limits as it applies to the bioattenuation zone, land use, and existing or planned future building structures at the Site.
- 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.

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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:



Dayna Cordano, PG No. 9694
Acting Senior Engineering Geologist

7/13/2023

Date

