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: Vic Pal	Case No.: 41-0307

Case Information

UST Cleanup Fund (Fund) Claim No.: N/A	Global ID: T0608100293
Site Name: Kessler and Kessler #2	Site Address: 350 Industrial Way Brisbane, CA 94005 (Site)
Responsible Parties Kessler and Kessler, LLC. Attention: Randall E. Kessler Sunquest Properties, Inc. Attention: Michael Ho	Address: 1000 Marina Village Pkwy., Suite 130 Alameda, CA 94501 150 Executive Park Blvd., Suite 4000 San Francisco, CA 94134
Fund Expenditures to Date: $0	Number of Years Case Open: 28

GeoTracker Case Record:
https://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0608100293

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. This case meets all of the required criteria of the Policy.

The Site is a large multi-tenant parcel which houses industrial, commercial, and automotive facilities located in the city of Brisbane. The release was identified in February 1991 during the removal of a 1,000-gallon gasoline underground storage tank (UST), when a ¾ inch hole was observed in the UST. Subsequent analysis of soil samples collected from the UST excavation confirmed the presence of petroleum constituents in the subsurface. Approximately 20 cubic yards of impacted soil were then over-excavated to approximately 8 to 9 feet below ground surface and aerated at an adjacent property. Subsequent confirmation samples of the stockpile exhibited no petroleum constituents and the stockpile was left at 55 Industrial Way. Soil borings were advanced at the Site in November 1991, with one (1) boring converted to a groundwater monitoring well (MW-1). Soil and groundwater samples confirmed the presence of elevated levels of petroleum constituents, as well as lead and copper in soil, and that groundwater had been impacted. Groundwater monitoring well MW-1 was last sampled in January 1993. At that time, no petroleum constituents were reported above laboratory detection limits, however, elevated levels of total and dissolved lead were reported. In March 2008, soil and groundwater samples were collected from the vicinity of the former UST and indicated concentrations of petroleum constituents below Low Threat Case Closure policy criteria.

The site has been impacted by releases of bunker fuel and metals associated with the upgradient properties which are being managed by the Regional Water Board as part of OU-2 of Tuntex Properties (SL18250671) and Brisbane Baylands (T10000000103) sites, as well as the Department of Toxic Substances Control site Southern Pacific - Brisbane (North Area) (41490037).

The low concentrations of residual petroleum constituents in shallow soil pose low risk via direct contact and vapor intrusion; remaining petroleum constituents are limited, stable, and decreasing. Concentrations of petroleum constituents in groundwater are below policy criteria and are likely due to the upgradient release. 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 3**. As applicable, the extent of the bioattenuation zone, oxygen concentrations in soil gas, concentrations of total petroleum hydrocarbons as gasoline and diesel combined in soil, and dissolved concentrations of benzene in groundwater meet the Policy.

- 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.

  There are no soil sample results in the case record for naphthalene. However, the relative concentration of naphthalene in soil can be conservatively estimated using the published relative concentrations of naphthalene and benzene in gasoline. Taken from Potter and Simmons (1998), gasoline mixtures contain approximately 2% benzene and 0.25% naphthalene. Therefore, benzene concentrations can be used as a surrogate for naphthalene concentrations with a safety factor of eight. Benzene concentrations from the Site are below the naphthalene thresholds in Table 1 of the Policy. Therefore, estimated naphthalene concentrations meet the thresholds in Table 1 and the Policy criteria for direct contact with a safety factor of eight. It is highly unlikely that naphthalene concentrations in the soil, if any, exceed the threshold.

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.

Matthew Cohen, PG No. 9077
Senior Engineering Geologist

12/9/2019
Date