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: Jared Wilson	Case Nos.: 48S0055 & 48S0056

Case Information

UST Cleanup Fund (Fund) Claim No.: N/A	Global IDs: T0609566325 & SL0609503209
Site Names: Former Solano County Records Building 721-729 Texas Street	Site Addresses: 701 Texas Street Fairfield, CA 94533 (Site) 721-729 Texas Street Fairfield, CA 95434
Responsible Parties: Solano County Department of General Services Attention: Mark. A Hummel Stonefield Properties, LLC Attention: John Constanzo	Addresses: 675 Texas Street Suite 2500 Fairfield, CA 94533 4243 Stonefield Lane Fairfield, CA 94534
Fund Expenditures to Date: N/A	Number of Years Cases Open: 18

Former Solano County Records Building GeoTracker Case Record :

http://geotracker.waterboards.ca.gov/?gid=T0609566325

721-729 Texas Street GeoTracker Case Record:

http://geotracker.waterboards.ca.gov/?gid=SL0609503209

Summary

These cases have 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 Former Solano County Records Building and 721-729 Texas Street (Sites) properties meet all of the required criteria of the Policy and therefore, are subject to closure.

The Former Solano County Records Building operated as a vulcanizing shop and fuel service station between the 1920s and 1950s. The site supported one 1,000-gallon and one 550-gallon UST. It is assumed that the USTs were removed during construction of the existing on-site office building in 1955. Petroleum-impacted soil was encountered during building remodeling in 1988, prompting additional site investigation.

The 721-729 Texas Street site operated as an automobile dealership, service center, and automobile painting facility between 1920 and 1966. In 2005, an unauthorized release was reported at 721-729 Texas Street following identification of petroleum constituents in soil and groundwater during a Phase II Environmental Site Assessment. Additional investigation found that there was no known source for the petroleum constituents found at 721-729 Texas Street and that the identified contamination was associated with the UST release at the Former Solano County Records Building site.

Based on the above, both Sites are being proposed for closure simultaneously because the detected contamination is from one single UST source located at the Former Solano County Records Building site.

Between 2006 and 2012, 12 monitoring wells and two observation wells were installed at the Sites and monitored regularly from 2006 through 2016 and 2019 through 2022. Groundwater data indicates that the petroleum hydrocarbon plume associated with the release is stable and decreasing in areal extent.

In February of 2008, eight temporary soil gas probes (SV1 through SV8) were advanced and sampled across the Sites. Results indicated there is a low risk from vapor intrusion.

On November 20, 2008 one 1,000-gallon capacity gasoline UST was removed from the Former Solano County Records Building site and 34 cubic yards of petroleum-impacted soil were excavated and disposed offsite. Between December 30, 2013 and January 27, 2014, an additional 590 cubic yards of hydrocarbon-impacted soil was excavated to depths up to nine feet below ground surface. Following the excavation, a sub-slab vapor venting system and vapor barrier were installed and samples were collected in November 2014, July 2015, and April 2023.

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 – Sites **MEET ALL EIGHT GENERAL CRITERIA** under the Policy.
- Groundwater Media-Specific Criteria – Sites meet the criteria in **Class 2**. The contaminant plume that exceeds water quality objectives is less than 250 feet in length. There is no free product. The nearest existing water supply well or surface water body is greater than 1,000 feet from the defined plume boundary. The dissolved concentration of benzene is less than 3,000 micrograms per liter (µg/L), and the dissolved concentration of MTBE is less than 1,000 µg/L.
- Petroleum Vapor Intrusion to Indoor Air – Sites meet **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 – Sites meet **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.

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:

01/26/2024

Dayna Cordano, PG No. 9694
Senior Engineering Geologist

Date