

Edwin M. Lee
Mayor

Barbara Garcia MPA
Director of Health

Rajiv Bhatia MD, MPH
Director of Environmental Health

REMEDIAL ACTION COMPLETION CERTIFICATION

March 21, 2013

Mr. Maurice Casey
JCN Developers, LLC
630 Taraval Street
San Francisco CA 94116

Underground Storage Tank (UST) Case
Commercial Property
490 South Van Ness Avenue
LOP Site Number: 11063

Dear Mr. Casey:

This letter confirms the completion of a site investigation and corrective action for the underground storage tank(s) formerly located at the above-described location. Thank you for your cooperation throughout this investigation. Your willingness and promptness in responding to our inquiries concerning the former underground storage tank(s) are greatly appreciated.

Based on information in the above-referenced file and with the provision that the information provided to this agency was accurate and representative of site conditions, this agency finds that the site investigation and corrective action carried out at your underground storage tank(s) site is in compliance with the requirements of subdivisions (a) and (b) of Section 25296.10 of the Health and Safety Code and with corrective action regulations adopted pursuant to Section 25299.3 of the Health and Safety Code and that no further action related to petroleum release(s) at the site is required.

This notice is issued pursuant to subdivision (g) of Section 25296.10 of the Health and Safety Code.

Claims for reimbursement of corrective action costs submitted to the Underground Storage Tank Cleanup Fund more than 365 days after the date of this letter or issuance or activation of the Fund's Letter of Commitment, whichever occurs later, will not be reimbursed unless one of the following exceptions applies:



Local Oversight Program

1390 Market Street
Suite 210

San Francisco, CA 94102

Phone 415.252.3920

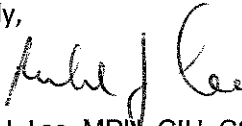
Fax 415.252.3910

www.sfenvironmentalhealth.org

- Claims are submitted pursuant to Section 25299.57, subdivision (k) (reopened UST case) or
- Submission within the timeframe was beyond the claimant's reasonable control, ongoing work is required for closure that will result in the submission of claims beyond that time period, or that under the circumstances of the case, it would be unreasonable or inequitable to impose the 365-day time period.

Please contact our office if you have any questions regarding this matter.

Sincerely,



Richard J. Lee, MPH, CIH, CSP, REHS
Director of Env. Health Regulatory Programs

cc: Cheryl Prowell RWQCB (via GeoTracker)
Cleanup Fund, SWRCB (via GeoTracker)

CASE CLOSURE FORM
LEAKING UNDERGROUND FUEL STORAGE TANK PROGRAM

I. Agency Information

Date: 01/10/2013

Agency name: Department of Public Health	Address: 1390 Market Street, Suite 210
City/State/Zip: San Francisco, CA 94102	Phone: (415) 252-3885
Responsible staff person: Elyse Heilshorn	Title: Senior Environmental Health Inspector

II. Case Information

Site facility name:		
Site facility address: 490 South Van Ness Avenue, San Francisco CA 94103		
RB LUSTIS Case No.:	Local case No.:	LOP Case No.: 11063
URF filing date: January 17, 1999	SWEEPS No.:	
Responsible Parties:	Addresses:	Phone Numbers:
Mr. Maurice Casey	630 Taraval Street	415-760-8108
JCN Developers LLC	San Francisco CA 94116	

Tank No.	Size in Gal.	Contents	Closed in-Place/Removed	Date
1	8000	gasoline	Removed	9/9/1998
2	8000	gasoline	Removed	9/9/1998
3	8000	gasoline	Removed	9/9/1998
4	550	waste oil	Removed	9/9/1998
5	500	unknown	Removed	3/12/2012
6	2200	unknown	Removed	3/12/2012
7	300	unknown	Removed	3/12/2012
8	300	unknown	Removed	3/12/2012

III. Release and Site Characterization Information

Cause and type of release: holes observed in tank		
Site characterization complete? Yes	Date approved by oversight agency:	
Monitoring wells installed? Yes	Number: 9	Proper screened interval? yes
Highest GW depth below ground surface: 3 ft bgs	Lowest depth 12 ft bgs	Flow direction: S-SE
Most sensitive current use: residential		
Are drinking water wells affected? No	Aquifer name: Downtown Basin	
Is surface water affected? No	Nearest/affected SW name: San Francisco Bay	
Off-site beneficial use impacts (addresses/locations): None reported		
Report(s) on file? Yes	Where is report(s) filed? 1390 Market Street, Suite 210, San Francisco	

Treatment and Disposal of Affected Material			
Material	Amount (Include Units)	Action (Treatment or Disposal w/Destination)	Date
Tank	8 tanks listed above	Circosta Iron & Metal, Evans. SF or Alco Iron & Metal, San Leandro	9/9/98 and 3/27/2012

Treatment and Disposal of Affected Material (continued)			
Soil	Approx. 4500 CY	Keller Canyon and Ox Mountain landfills Remediation of contamination Excavation to 12 to 15 ft bgs of most of site not covered by buildings	January – March 2012

Release and Site Characterization Information (Continued)

Maximum Documented Contaminant Concentrations - - Before and After Cleanup									
Contaminant	Soil (ppm)		Water (ppb)		Contaminant	Soil (ppm)		Water (ppb)	
	Before	After	Before	After		Before	After	Before	After
TPH diesel	17.1				Xylenes	4.3	21	3660	460
TPH gasoline	6900	1400	22,500	1700	MtBE	ND	ND	ND	ND
Benzene	0.04	2.6	1030	210	Lead	2600	2.9	NA	ND
Toluene	9.1	1.0	1910	210					
Ethyl benzene	8.3	8.4	570	42					

Notes: Before Soil numbers are tank removal numbers for tanks in center of site in 1998. After Soil numbers are post remediation excavation numbers for the 2012 tank removals. Numbers reflect depths of 12 to 13 ft bgs. Before water numbers are monitoring well samples from 2000. After water numbers are monitoring well post remediation excavation collected in September 2012. Remediation involved removal of contaminated soils to 8 to 14 feet deep across site.

CLOSURE

Does completed corrective action protect existing beneficial uses per the Regional Board Basin Plan? Yes		
Does corrective action protect public health for current land use? Yes		
Site management requirements: None for LOP, Site is has entered SF Voluntary Remedial Action Program for a planned development project		
Should corrective action be reviewed if land use changes? Yes		
Monitoring wells decommissioned: 9	Number decommissioned: 9 +4 dewatering wells	Number retained: 0 following closure and construction
List enforcement actions taken:		
Cease and Desist for Nuisance Odor – issued during remediation excavation		
List enforcement actions rescinded:		
Cease and Desist for Nuisance Odor rescinded after misters installed to help control odors		

V. Local Agency Representative Data

Name: Elyse Heilshorn	Title: Senior Environmental Health Inspector
Signature <i>Elyse D Heilshorn</i>	Date 3/19/13

VI. RWQCB Notification

Date submitted to RB: December 28, 2012	RB response: January 07, 2013
RWQCB staff name: Randy Lee	Title: Engineering Geologist
	Date 01/07/2013

VII. Additional Comments, Data, etc.

The residual concentrations following remediation excavation do not trigger further remedial action under the Low Threat Closure Policy. Mitigation measures may be enacted as part of the planned construction project. Mitigation measures may include: passive or active ventilation in and below a proposed below grade garage and/or passive venting along the structure foundation in areas of peripheral residual contamination.

