

State Water Resources Control Board

UNDERGROUND STORAGE TANK (UST) CASE CLOSURE SUMMARY

Agency Information

Agency Name: Los Angeles Regional Water Quality Control Board (Los Angeles Water Board)	Address: 1001 I Street, P.O. Box 2231 Sacramento, CA 95812
Agency Caseworker: David M. Bjostad	Case No.: 900160370

Case Information

UST Cleanup Fund (Fund) Claim: None	Global ID: T10000000575
Site Name: La Cienega Creative Properties	Site Address: 3077 – 3243 La Cienega Boulevard South Los Angeles, CA 90016 (Site)
Responsible Party: Lincoln Property Company Attn: Mr. Troy Meldrum	Address: 3129-B South La Cienega Boulevard Los Angeles, CA 90016
Fund Expenditures to Date: None	Number of Years Case Open: 8

URL: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T10000000575

Summary

This case has been proposed for closure by the State Water Resources Control Board at the request of the Los Angeles Regional Water 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 has a long history of commercial and industrial uses related to the motion picture industry. Past uses include vehicle washing, wood working shop, metal cutting operations, and a nursery. The Site is approximately 6-acres composed of three adjacent parcels developed as a campus environment with 150,000 square feet of creative office space, courtyards, and paved parking areas.

The investigation of contaminant releases from petroleum and non-petroleum underground storage tanks (USTs) began during 2007. Petroleum hydrocarbon releases from USTs have been investigated under Regional Water Board, UST case No. 900160370 and are addressed in this closure summary. Non-UST petroleum releases and non-petroleum releases are being investigated under the Regional Water Board, Site Cleanup Program case No. 1297 and are not addressed in this closure summary. The closure of the UST case, as proposed, would not relieve the responsible party of its continued obligation to comply with all Regional Water Board directives under Site Cleanup Program case

La Cienega Creative Properties
3077 – 3243 La Cienega Boulevard, Los Angeles

No. 1297, which may include continued analysis of petroleum hydrocarbons, aromatic compounds, and fuel oxygenates.

During 2008, approximately 650 tons of soil was excavated as part of UST removal activities within Area of Concern (AOC) #3. Approximately 3,695 tons of soil was removed in 2014, along with a 550 gallon UST, as part of the redevelopment plans for AOC #5.

Maximum concentrations of total petroleum hydrocarbons (TPH) as gasoline, TPH as diesel, TPH as motor oil, and TPH as oil were detected in soil at concentrations of 500 milligrams per kilogram (mg/kg) in AOC#6, 960 mg/kg in AOC#1, 780 mg/kg in AOC#6, and 4,300 mg/kg in AOC#1, respectively. Low concentrations of benzene, toluene, ethylbenzene, xylenes and naphthalene remain in soil between 5 and 20 feet below grade surface (bgs). Soil vapor samples near USTs indicate that elevated concentrations of petroleum hydrocarbons and naphthalene were present in soil vapor between 5 and 15 feet bgs. A Human Health Risk Assessment dated October 1, 2014 indicates that residual petroleum in soil and soil vapor near former UST locations meet the target Cancer Risk of 1E-05 or less and the Hazard Index of 1.0 or less for current and future commercial/industrial land use.

Depth to groundwater at the Site has ranged between 7 and 28 feet bgs. Groundwater flow direction is predominantly south-south west. Groundwater monitoring data collected in AOC#6 during February 2014, indicated elevated concentrations of TPH as diesel and TPH as oil at 1,700 micrograms per liter ($\mu\text{g/l}$), and 2,100 $\mu\text{g/l}$, respectively. A concrete flood control channel, which empties into Ballona Creek, is located along the north and northwest Site boundaries. The nearest public supply well is approximately 700 feet northwest of the plume boundary.

Public water is provided by the City of Los Angeles, Department of Water and Power located in Los Angeles, CA. Public supply wells are usually constructed with competent sanitary seals. Remaining petroleum constituents are limited. Corrective actions associated with petroleum UST releases have been implemented and additional corrective action would be unnecessary and costly. Additional assessment and monitoring will not likely change the conceptual site model. Remaining petroleum constituents are limited, stable and declining and do not pose significant risk to human health, safety or the environment.

Rationale for Closure under the Policy

General Criteria

- Site **MEETS ALL EIGHT GENERAL CRITERIA** under the Policy.

Groundwater Media-Specific Criteria

- 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

- Petroleum Vapor Intrusion to Indoor Air – Site meets **Criteria 2 (b)**. A Site-specific risk assessment for the vapor intrusion pathway was conducted and demonstrates that human health is protected to the satisfaction of the regulatory agency.

Direct Contact and Outdoor Air Exposure

- 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.

Recommendation for Closure

The corrective action performed at this Site ensures the protection of human health, safety, the environment. The corrective action performed at this Site is consistent with chapter 6.7 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

Prepared By: _____

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4/11/16

Date