

State Water Resources Control Board

UST CASE CLOSURE SUMMARY

Agency Information

Agency Name: State Water Resources Control Board (State Water Board)	Address: 1001 I Street, P.O. Box 2231 Sacramento, CA 95812
Agency Caseworker: Matthew Cohen	Case No.: N/A

Former Agency Name: Los Angeles County Department of Public Works (LA County) (Prior to 7/1/2013)	Address: 200 North Main Street, Suite 1780 Los Angeles, CA 90012
Former Agency Caseworker: Tim Smith	Case No.: N/A

Case Information

USTCF Claim No.: None	Global ID: T10000005173
Site Name: Century/Hawthorne Shopping Center	Site Address: 10001-10025 Hawthorne Boulevard Inglewood, CA 90304 (Site)
Responsible Party: Century Hawthorne Associates c/o Westwood Financial Corp. Attn: Mr. Larry Stern	Address: 11440 San Vicente Boulevard, Suite 200 Los Angeles, CA 90249
USTCF Expenditures to Date: None	Number of Years Case Open: 2

URL: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T10000005173

Summary

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 release at the Site was discovered when four gasoline underground storage tanks (USTs) and associated piping were excavated and removed from the Site in 1984. The northeastern portion of the property was occupied by a gas station between 1931 and 1984. Concentrations of total petroleum hydrocarbons as gasoline (TPHg) and naphthalene were reported in soil at less than 250 milligrams per kilogram (mg/kg), and 30.0 mg/kg, respectively beneath the UST excavation. Site improvements include a small retail shopping complex and a paved parking area.

Century/Hawthorne
10001-10025 Hawthorne Boulevard, Inglewood

The petroleum release is limited to the shallow soil. Low concentrations of TPHg, benzene, toluene, ethyl benzene, total xylenes, and naphthalene remain in soil between 5 and 35 feet below grade surface (bgs). Methyl tertiary butyl ether was not reported in soil or soil vapor.

The non-petroleum contaminant, tetrachlorethene (PCE), was also reported in two soil vapor samples collected approximately 200 feet south of the former UST excavation. Concentrations of PCE were non-detect in all five soil samples collected beneath the former UST excavation. The source of PCE in soil vapor does not appear to have originated from the former USTs, therefore potential corrective actions related to the cleanup of non-petroleum contaminants are not addressed in this UST Case Closure Summary.

Soil vapor samples collected between the UST excavation and the commercial building indicated low concentrations of petroleum hydrocarbons and PCE. All contaminant concentrations in soil vapor were below the Office of Environmental Hazard Assessment, California Human Health Screening Levels.

Groundwater was not encountered during UST removal and site assessment activities. Based on depth to water measurements collected at a former leaking underground fuel tank case (United Oil #57, GeoTracker Global ID T0603705202) located approximately 800 feet west of the Site, groundwater depth is estimated to be approximately 49 feet bgs and groundwater flow direction is towards the east. The nearest surface water body is greater than a 10,000 feet west of the Site. The nearest public supply well regulated by the California Department of Public Health is greater than 4,300 feet south of the Site.

Public water is provided by the Golden State Water Company-Southwest located in Gardena, CA. Public supply wells are usually constructed with competent sanitary seals. Remaining petroleum constituents are limited. Corrective actions have been implemented and additional corrective action would be unnecessary and costly. Additional assessment/monitoring will not likely change the conceptual site model. Remaining petroleum constituents 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 – Site releases **HAVE NOT LIKELY AFFECTED GROUNDWATER**. Soil does not contain sufficient mobile constituents (leachate, vapors, or light non-aqueous-phase liquids) to cause groundwater to exceed the groundwater criteria in this Policy.
- 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. Petroleum constituents most likely to pose a threat for vapor intrusion were removed during soil excavation. All contaminant concentrations in soil vapor were below the Office of Environmental Hazard Assessment, California Human Health Screening Levels.
- Direct Contact and Outdoor Air Exposure – Site meets **CRITERIA (3) b**. Maximum concentrations of petroleum constituents in soil are less than levels that a site-specific risk assessment demonstrates will have no significant risk of adversely affecting human health.

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Objections to Closure

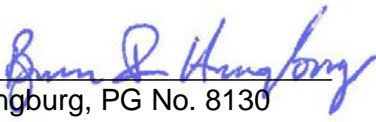
The LA County did not object to case closure (lead agency prior to July 1, 2013).

Recommendation for Closure

The corrective action performed at this Site ensures the protection of human health, safety, the environment and is consistent with Chapter 6.7 of the Health and Safety Code and implementing regulations, applicable state policies for water quality control and the applicable water quality control plan, and case closure is recommended.

Prepared By: 
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9/24/14
Date

Reviewed By: 
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Senior Engineering Geologist

9/24/14
Date