

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: 320 West 4 th Street, Suite 200 Los Angeles, CA 90013
Agency Caseworker: Mr. Ahmad J. Lamaa	Case No.: I-13817

Case Information

UST Cleanup Fund (Fund) Claim No.: N/A	Global ID: T0603704103
Site Name: Modern Development (Former Paramount Assoc.)	Site Address: 7900 All America City Way Paramount, CA 90723 (Site)
Responsible Party: Modern Development Company Attention: Mr. Glenn Bianchi	Address: 3333 West Coast Highway, 4 th Floor Newport Beach, CA 92663-4036
Fund Expenditures to Date: \$0	Number of Years Case Open: 28

URL: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603704103

Summary

This case has been proposed for closure by the State Water Resources Control Board at the request of the Los Angeles 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 currently consists of a paved portion of All America City Way and an adjacent small landscaped area surrounded by parking lots. The release at the Site was discovered when petroleum constituents were detected in soil samples obtained upon removal of three USTs in November 1987.

A subsequent Site investigation in 2013 identified low concentrations of petroleum constituents in soil adjacent to the former USTs area. Grab groundwater samples were collected from four of the borings in August 2013. Low concentrations of total petroleum hydrocarbons as diesel and methyl tertiary-butyl ether were detected in the grab groundwater samples. Benzene, toluene, ethyl benzene, and xylenes were not detected in any of the grab groundwater samples.

Modern Development (Former Paramount Assoc.)
7900 All America City Way, Paramount

There are no existing water supply wells or surface water bodies located within 1,000 feet of the Site. 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 – 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.

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.



George Lockwood, PE No. 59556
Senior Water Resource Control Engineer

2/10/2016

Date

