

## 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 <sup>th</sup> Street, Suite 200 Los Angeles, CA 90013
Agency Caseworker: Joe Luera	Case No.: R-25018

#### Case Information

UST Cleanup Fund (Fund) Claim No.: N/A	Global ID: T0603705481
Site Name: Anzon Company Inc	Site Address: 12326 Denholm Drive El Monte, CA 91732 (Site)
Responsible Party: Anzon Properties, LLC Attention: Greg Betzler	Address: P.O. Box 2697 Newport Beach, CA 92659
Fund Expenditures to Date: N/A	Number of Years Case Open: 21

**URL:** [http://geotracker.waterboards.ca.gov/profile\\_report.asp?global\\_id=T0603705481](http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603705481)

#### Summary

**This case has been proposed for closure by the State Water Resources Control Board at the request of the Los Angeles 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. This case meets all of the required criteria of the Policy.

The site is currently a water jet cutting service company and a retail flooring store. The release was discovered when one 1000-gallon waste-oil UST was removed in July 1997. A remedial excavation was conducted in May 2015, removing 486 tons of impacted soil. Total petroleum hydrocarbons (TPH) were detected in confirmation soil samples collected between 8 and 20 feet below ground surface (bgs) from the sidewalls and base of the excavation. Volatile organic constituents (VOCs) were analyzed in the samples and were not detected above Policy limits or regional screening limits.

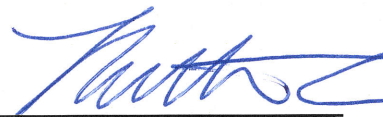
Remaining petroleum constituents are limited, stable, and decreasing. Additional assessment would be unnecessary and will not likely change the conceptual model. Any remaining petroleum constituents do not pose significant risk to human health, safety, or the environment under current conditions.

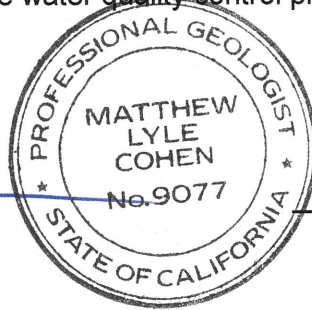
**Rationale for Closure Under the Policy**

- General Criteria – Site **MEETS ALL EIGHT GENERAL CRITERIA** under the Policy.
- Groundwater Media-Specific Criteria – Site 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 (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 – 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 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.

  
Matthew Cohen, PG No. 9077  
Senior Engineering Geologist



4/2/18  
Date