UST CASE CLOSURE SUMMARY

Agency Information

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

Former Agency Name: Los Angeles County Department of Public Works (Prior to 7/1/2013)	Address: 900 South Fremont Avenue Alhambra, CA 91803
Former Agency Caseworker: Mr. John Awujo	Case No.: TT013481-023709

Case Information

USTCF Claim No.: None	Global ID: T0603707618
Site Name: Nadeem Raza	Site Address: 1358 East Firestone Boulevard Los Angeles, CA 90002 (Site)
Responsible Party: Southland Real Estate Consultants Attention: Nadeem Raza	Address: 15233 Ventura Boulevard, Suite 814 Sherman Oaks, CA 91403
USTCF Expenditures to Date: N/A	Number of Years Case Open: 16

URL: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603707618

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 seven underground storage tanks (USTs), twelve dispensers, and associated product piping were removed in February 1998. Sample results indicated petroleum impacts in soil beneath the former dispensers and USTs. Approximately 600 tons of petroleum impacted soil from beneath the former UST system was excavated to a maximum depth of 16 feet below ground surface (bgs). Post-remedial soil sampling indicated only minor concentrations of petroleum constituents remained at the site. The Site is paved and is operated as an active fueling facility.

Groundwater was not encountered to the maximum depth explored at the Site, 16 feet bgs. Depth to groundwater is estimated to be greater than 70 feet bgs. The nearest public supply well and surface water body are greater than 1,000 feet from the Site. Remedial actions have been implemented and further remediation is not necessary. Additional corrective action will not likely change the conceptual site model. Residual petroleum constituents pose low risk to human health, safety, and the environment.

Rationale for Closure under the Policy

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

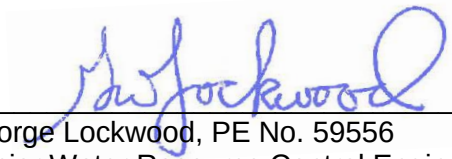
- Groundwater Media-Specific Criteria – Site releases **HAVE NOT LIKELY AFFECTED GROUNDWATER**. There are not sufficient mobile constituents (leachate, vapors, or light non-aqueous phase liquid) to cause groundwater to exceed the groundwater criteria in this Policy.

- Petroleum Vapor Intrusion to Indoor Air Criteria – Site meets **EXCEPTION**. The case meets the Policy Exception for Active Station. Soil vapor evaluation is not required because the Site is an active commercial petroleum fueling facility and the release characteristics do not pose an unacceptable health risk.

- Direct Contact and Outdoor Air Exposure Criteria – Site meets **CRITERION 3 (a)**. Maximum concentrations in soil are less than those in Policy Table 1 for residential use, and the concentration limits for a Utility Worker are not exceeded. The estimated naphthalene concentrations are less than the thresholds in Table 1 of the Policy for direct contact. There are no soil sample results in the case record for naphthalene. However, the relative concentration of naphthalene in soil can be conservatively estimated using the published relative concentrations of naphthalene and benzene in gasoline. Taken from Potter and Simmons (1998), gasoline mixtures contain approximately 2% benzene and 0.25% naphthalene. Therefore, benzene concentrations can be used as a surrogate for naphthalene concentrations with a safety factor of eight. Benzene concentrations from the Site are below the naphthalene thresholds in Table 1 of the Policy. Therefore, estimated naphthalene concentrations meet the thresholds in Table 1 of the Policy criteria for direct contact with a safety factor of eight. It is highly unlikely that naphthalene concentrations in the soil, if any, exceed the threshold.

Recommendation for Closure

The corrective action performed at this Site ensures the protection of human health, safety, and 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.



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4/21/14
Date