

## State Water Resources Control Board

### UST CASE CLOSURE REVIEW SUMMARY REPORT

#### Current Agency Information

Agency Name: State Water Resources Control Board (State Board)	Address: 1101 I Street Sacramento, CA 95814
Agency Caseworker: Matthew Cohen	Case No.: None

#### Former Agency Information

Agency Name: City of Los Angeles (City)	Address: 200 North Main Street, Suite 1780, Los Angeles, CA 90012
Agency Caseworker: Eloy Luna	Case No.: None

#### Case Information

USTCF Claim No.: 19922	GeoTracker Global ID: T10000003466
Site Name: J&S Auto	Site Address: 2028-2030 South San Padro Street, Los Angeles CA 90011
Responsible Party: Danny Iwama, Inc. Attn: Mike Morgan	Address: Private Address
USTCF Expenditures to Date: \$0	Number of Years Case Open: 2

**URL:** [http://geotracker.waterboards.ca.gov/profile\\_report.asp?global\\_id=T10000003466](http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T10000003466)

#### Summary

The Low-Threat Underground Storage Tank (UST) 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. Highlights of the case follow:

This Site is a former commercial petroleum fueling facility and currently an auto service facility. Five USTs (four gasoline, one waste oil) were removed in March 1997. An unauthorized release was reported in December 2011. No active remediation has been conducted and no groundwater monitoring wells have been installed. This is a soil only case based on analytical data.

The petroleum release is limited to the soil. According to data available in GeoTracker, there are no supply wells regulated by the California Department of Public Health or surface water bodies within 1,000 feet of the Site. No other water supply wells have been identified within 1,000 feet of the Site in files reviewed. Water is provided to water users near the Site by the Los Angeles Department of Water and Power and the Metropolitan Water District of Southern California. Designated beneficial uses of impacted groundwater are not threatened, and it is highly unlikely that they will be, considering these factors in the context of the site setting. Remaining petroleum hydrocarbon constituents are limited and stable, and concentrations are decreasing. Corrective actions have been implemented and additional corrective actions are

not necessary. Any remaining petroleum hydrocarbon constituents do not pose a significant risk to human health, safety or the environment.

#### **Rationale for Closure under the Policy**

- General Criteria: The case meets all eight Policy general criteria.
- Groundwater Specific Criteria: The case meets Policy Exemption, Soil Only Case. There are not sufficient mobile constituents (leachate, vapors, or light non-aqueous liquids [LNAPL]) to cause groundwater to exceed the groundwater criteria in this Policy. Maximum reported concentrations in soil beneath former facilities at the Site include: 2.0 milligrams per kilogram (mg/kg) total petroleum hydrocarbons (TPH), 0.017 mg/kg benzene, and 0.011 ethylbenzene. A concentration of 1,440 mg/kg total recoverable petroleum hydrocarbons was reported beneath the former waste oil tank. Excavated soil approved for reuse at the Site as backfill reported concentrations of TPH up to 2.7 mg/kg and total recoverable petroleum hydrocarbons up to 4,800 mg/kg. Groundwater was not encountered at the Site and is reported to be approximately 200 feet below ground surface (bgs) at nearby site, 2620 Figueroa Street.
- Vapor Intrusion to Indoor Air: The case meets Policy Criterion 2a by Scenario 2. The minimum distance between the concentrations in soil greater than 100 mg/kg of TPH and all existing or potential buildings is greater than 30 feet, and the intervening soil contains less than 100 mg/kg of TPH. Additionally, the onsite building is an active automotive repair facility with multiple rollup doors that would prevent the accumulation of soil vapors in the building. Therefore, the pathway is incomplete. In addition, as an active automotive repair facility, there would adequate air exchange provided by the building's ventilation system required to control vehicle exhaust generated during automotive repair.
- Direct Contact and Outdoor Air Exposure: This case meets Policy Criterion 3b. Although no document titled "Risk Assessment" was found in the files reviewed, a professional assessment of site-specific risk from exposure through the direct exposure pathway was performed by Fund staff. The assessment of site-specific risk from potential exposure to residual soil contamination found that maximum concentrations of petroleum constituents remaining in soil will have no significant risk of adversely affecting human health. The Site is paved and accidental exposure to site soils is prevented.

#### **Objections to Closure and Responses**

According to the Path to Closure page in GeoTracker, the City of Los Angeles Environmental Affairs Department opposes closure because:

- Conceptual site model is inadequate.  
RESPONSE: Adequate data is available in GeoTracker to prepare a conceptual site model consistent with the Policy.
- Secondary source remains.  
RESPONSE: According to the Policy, secondary source was removed by excavation in 2007. Soil returned to the UST basin after it was characterized.
- Soil or groundwater not tested for the presence of MTBE.  
RESPONSE: Soil samples analyzed for MTBE.

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- The case does not meet Policy indoor vapor criteria.  
RESPONSE: The case meets Policy Criterion 2a by Scenario 2.
- The case does not meet Policy direct contact criteria.  
RESPONSE: The case meets Policy Criterion 3b.

**Determination**

Based on the review performed in accordance with Health & Safety Code Section 25296.10 subdivision (a), the Fund Manager has determined that closure of the case is appropriate.

**Recommendation for Closure**

Based on available information, residual petroleum hydrocarbons at the Site do not pose a significant risk to human health, safety, or the environment, and the case meets the requirements of the Policy. Accordingly, the Fund Manager recommends that the case be closed. The State Water Board is conducting public notification as required by the Policy. The County has the regulatory responsibility to supervise the abandonment of monitoring wells.

  
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Lisa Babcock, P.G. 3939, C.E.G. 1235

  
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Date

Prepared by: Kirk Larson, P.G.