

## State Water Resources Control Board

### UST CASE CLOSURE REVIEW SUMMARY REPORT

#### Agency Information

Agency Name: Los Angeles Regional Water Quality Control Board (Regional Water Board)	Address: 320 West 4 <sup>th</sup> Street, Suite 200 Los Angeles, CA 90013
Agency Caseworker: Greg Kwey	Case No.: 906380061

#### Case Information

USTCF Claim No.: 6133	GeoTracker Global ID: T0603701535
Site Name: Texaco (Former)	Site Address: 14220 Firestone Blvd., La Mirada, CA 90638
Responsible Party: Equiva Services, LLC. Attn.: Joe Lentini	Address: 20945 S. Wilmington Ave. Carson, CA 90810
USTCF Expenditures to Date: \$1,138,434	Number of Years Case Open: 23

URL: [http://geotracker.waterboards.ca.gov/profile\\_report.asp?global\\_id=T0603701535](http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603701535)

#### 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. A summary evaluation of compliance with the Policy is shown in **Attachment 1: Compliance with State Water Board Policies and State Law**. The Conceptual Site Model upon which the evaluation of the case has been made is described in **Attachment 2: Summary of Basic Case Information (Conceptual Site Model)**. Highlights of the case follow:

This case is a former commercial petroleum fueling facility that is currently inaccessible due to Interstate 5 upgrades in the area. An unauthorized release was reported in January 1990 during line testing at the location of the former waste oil tank. The waste oil tank and dispensers were repaired in place. Ongoing onsite monitoring has occurred from 1992 through 2012. On May 26, 2003, five USTs (three gasoline, one diesel and one waste oil) were removed, and 813 tons of impacted soil was excavated and removed offsite. Excavation was conducted to a total depth of 19 feet below surface. During the excavation event 15,475 gallons of water were removed and disposed of offsite. An onsite dual phase extraction system was operated from September 2003 through March 2007. Approximately 82,890 pounds of hydrocarbons and 233,580 gallons of impacted groundwater were removed. As of April 26, 2013 all wells have been properly abandoned and sealed. According to groundwater data, water quality objectives have been achieved or nearly achieved for all petroleum fuel constituents except benzene and methyl tert-butyl ether (MTBE).

The petroleum release is limited to the soil and shallow groundwater. 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 projected plume boundary.

No other water supply wells have been identified within 1,000 feet of the projected plume boundary in files reviewed. Water is provided to water users near the Site by the Suburban Water Systems-La Mirada. The affected groundwater is not currently being used as a source of drinking water, and it is highly unlikely that the affected groundwater will be used as a source of drinking water in the foreseeable future. Other 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, stable and concentrations 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 Criterion 1 by Class 4. The contaminant plume that exceeds water quality objectives is less than 1,000 feet in length. There is no free product. The nearest water supply well or surface water body is greater than 1,000 feet from the projected plume boundary. The dissolved concentrations of benzene and MTBE are each less than 1,000 µg/L. A conservatively projected 1,000 feet plume length is used because the high concentrations of MTBE in the cross-downgradient well W-15 that existed from 2002 to 2005.
- **Vapor Intrusion to Indoor Air:** The case meets Policy Criterion 2b. Although no document titled "Risk Assessment" was found in the files reviewed, a professional assessment of site-specific risk from potential exposure to petroleum constituents as a result of vapor intrusion found there to be no significant risk of petroleum vapors adversely affecting human health. The site is currently a vacant former petroleum fueling station that is located within a right of way impact zone for the ongoing Interstate 5 upgrade, as directed by Caltrans. The site is no longer accessible while construction is ongoing, and will have no future use due to the Interstate upgrades. The site is surrounded by commercial sites on all corners and an active commercial petroleum fueling facility to the south across Firestone Boulevard. The Site will likely be accessible only to construction workers with proper training and protective equipment.
- **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 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. Soil excavation and dual phase extraction have removed the bulk of the shallow contaminated soil at the Site in the source area. Any potential risk of direct contact and outdoor air exposure will be limited to Caltrans and subcontractor construction workers. Workers will be properly trained and protected with required protective equipment which will alleviate the risk that may be associated with soil contamination exposure.

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

In their May 28 2013, email communication on file, the Regional Water Board had no objection to site closure, and has requested the site be closed under the Low Threat Closure Policy.

Texaco (Former)  
14220 Firestone Blvd., La Mirada  
Claim No: 6133

August 2013

**Determination**

Based on the review performed in accordance with Health & Safety Code Section 25299.39.2 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. Los Angeles 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: Kenyatta Dumisani

**ATTACHMENT 1: COMPLIANCE WITH STATE WATER BOARD POLICIES AND STATE LAW**

The case complies with the State Water Resources Control Board policies and state law. Section 25296.10 of the Health and Safety Code requires that sites be cleaned up to protect human health, safety, and the environment. Based on available information, any residual petroleum constituents at the Site do not pose significant risk to human health, safety, or the environment.

**The case complies with the requirements of the Low-Threat Underground Storage Tank (UST) Case Closure Policy as described below.<sup>1</sup>**

<p><b>Is corrective action consistent with Chapter 6.7 of the Health and Safety Code and implementing regulations?</b>                  The corrective action provisions contained in Chapter 6.7 of the Health and Safety Code and the implementing regulations govern the entire corrective action process at leaking UST sites. If it is determined, at any stage in the corrective action process, that UST site closure is appropriate, further compliance with corrective action requirements is not necessary. Corrective action at this site has been consistent with Chapter 6.7 of the Health and Safety Code and implementing regulations and, since this case meets applicable case-closure requirements, further corrective action is not necessary, unless the activity is necessary for case closure.</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p><b>Have waste discharge requirements or any other orders issued pursuant to Division 7 of the Water Code been issued at this case?</b></p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p><b>If so, was the corrective action performed consistent with any order?</b></p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> NA</p>
<p><b><u>General Criteria</u></b>                  General criteria that must be satisfied by all candidate sites:</p> <p><b>Is the unauthorized release located within the service area of a public water system?</b></p> <p><b>Does the unauthorized release consist only of petroleum?</b></p> <p><b>Has the unauthorized (“primary”) release from the UST system been stopped?</b></p> <p><b>Has free product been removed to the maximum extent practicable?</b></p> <p><b>Has a conceptual site model that assesses the nature, extent, and mobility of the release been developed?</b></p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>

<sup>1</sup> Refer to the Low-Threat Underground Storage Tank Case Closure Policy for closure criteria for low-threat petroleum UST sites.  
[http://www.waterboards.ca.gov/board\\_decisions/adopted\\_orders/resolutions/2012/rs2012\\_0016atta.pdf](http://www.waterboards.ca.gov/board_decisions/adopted_orders/resolutions/2012/rs2012_0016atta.pdf)

<p><b>Has secondary source been removed to the extent practicable?</b></p> <p><b>Has soil or groundwater been tested for MTBE and results reported in accordance with Health and Safety Code Section 25296.15?</b></p> <p><b>Nuisance as defined by Water Code section 13050 does not exist at the Site?</b></p> <p><b>Are there unique site attributes or site-specific conditions that demonstrably increase the risk associated with residual petroleum constituents?</b></p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p><b><u>Media-Specific Criteria</u></b>        Candidate sites must satisfy all three of these media-specific criteria:</p> <p><b>1. Groundwater:</b>        To satisfy the media-specific criteria for groundwater, the contaminant plume that exceeds water quality objectives must be stable or decreasing in areal extent, and meet all of the additional characteristics of one of the five classes of sites:</p> <p><b>Is the contaminant plume that exceeds water quality objectives stable or decreasing in areal extent?</b></p> <p><b>Does the contaminant plume that exceeds water quality objectives meet all of the additional characteristics of one of the five classes of sites?</b></p> <p>If YES, check applicable class: <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input checked="" type="checkbox"/> 4 <input type="checkbox"/> 5</p> <p><b>For sites with releases that have not affected groundwater, do mobile constituents (leachate, vapors, or light non-aqueous phase liquids) contain sufficient mobile constituents to cause groundwater to exceed the groundwater criteria?</b></p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> NA</p>
<p><b>2. Petroleum Vapor Intrusion to Indoor Air:</b>        The site is considered low-threat for vapor intrusion to indoor air if site-specific conditions satisfy all of the characteristics of one of the three classes of sites (a through c) or if the exception for active commercial fueling facilities applies.</p> <p><b>Is the Site an active commercial petroleum fueling facility?</b>        Exception: Satisfaction of the media-specific criteria for petroleum vapor intrusion to indoor air is not required at active commercial petroleum fueling facilities, except in cases where release characteristics can be reasonably believed to pose an unacceptable health risk.</p> <p><b>a. Do site-specific conditions at the release site satisfy all of the applicable characteristics and criteria of scenarios 1 through 3 or all of the applicable characteristics and criteria of scenario 4?</b></p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> NA</p>

<p>If YES, check applicable scenarios: <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4</p> <p><b>b. Has a site-specific risk assessment for the vapor intrusion pathway been conducted and demonstrates that human health is protected to the satisfaction of the regulatory agency?</b></p> <p><b>c. As a result of controlling exposure through the use of mitigation measures or through the use of institutional or engineering controls, has the regulatory agency determined that petroleum vapors migrating from soil or groundwater will have no significant risk of adversely affecting human health?</b></p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> NA</p>
<p><b>3. Direct Contact and Outdoor Air Exposure:</b>                  The Site is considered low-threat for direct contact and outdoor air exposure if site-specific conditions satisfy one of the three classes of sites (a through c).</p> <p><b>a. Are maximum concentrations of petroleum constituents in soil less than or equal to those listed in Table 1 for the specified depth below ground surface (bgs)?</b></p> <p><b>b. Are maximum concentrations of petroleum constituents in soil less than levels that a site specific risk assessment demonstrates will have no significant risk of adversely affecting human health?</b></p> <p><b>c. As a result of controlling exposure through the use of mitigation measures or through the use of institutional or engineering controls, has the regulatory agency determined that the concentrations of petroleum constituents in soil will have no significant risk of adversely affecting human health?</b></p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> NA</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> NA</p>

## ATTACHMENT 2: SUMMARY OF BASIC CASE INFORMATION (Conceptual Site Model)

### Site Location/History

- This case is located at the intersection of Firestone Blvd and Valley View Avenue, and is currently inaccessible due to Interstate 5 upgrades in the area.
- The Site is a triangular property bounded by an empty strip of land approximately 50 feet wide to the west, a strip mall further west across Valley View Avenue, Interstate Highway 5 on the east and northern corners of the site, and a commercial petroleum fueling facility to the south.
- Site map showing the location of the former USTs, monitoring wells, and groundwater level contours is provided at the end of this closure review summary (Wayne Perry, Inc., 2013).
- Nature of Contaminants of Concern: Petroleum hydrocarbons only.
- Source: UST system.
- Date reported: January 1990.
- Status of Release: USTs removed.
- Free Product: 8.9 feet of free product reported in 1987 and an unknown amount was reported during 1995. No free product has been observed since 2003 (Wayne Perry, Inc., 2013)

### Tank Information

Tank No.	Size in Gallons	Contents	Closed in Place/ Removed/Active	Date
1	10,000	Gasoline	Removed	May 2003
2	10,000	Gasoline	Removed	May 2003
3	10,000	Gasoline	Removed	May 2003
4	10,000	Diesel	Removed	May 2003
5	550	Waste oil	Removed	May 2003

### Receptors

- GW Basin: Coastal Plain of Los Angeles-Central.
- Beneficial Uses: No beneficial use according to Regional Water Board Basin Plan
- Land Use Designation: Aerial photograph available on GeoTracker indicates commercial land use in the vicinity of the Site.
- Public Water System: Suburban Water Systems-La Mirada.
- Distance to Nearest Supply Well: According to data available in GeoTracker, there are no public supply wells regulated by the California Department of Public Health within 1,000 feet of the projected plume boundary. No other water supply wells were identified within 1,000 feet of the projected plume boundary in the files reviewed.
- Distance to Nearest Surface Water: There is no identified surface water within 1,000 feet of the projected plume boundary.

### Geology/Hydrogeology

- Stratigraphy: The Site is underlain by sand, silty sands, sandy silts and sandy to silty clays.
- Maximum Sample Depth: 35 feet below ground surface (bgs).
- Minimum Groundwater Depth: 6.63 feet bgs at monitoring well W-11.
- Maximum Groundwater Depth: 32.40 feet bgs at monitoring well W-10.
- Current Average Depth to Groundwater: Approximately 25 feet bgs.
- Saturated Zones(s) Studied: Approximately 5 - 35 feet bgs.
- Appropriate Screen Interval: Yes.

- Groundwater Flow Direction: Northwest with an average gradient of 0.004 feet/foot (August 2012).

**Monitoring Well Information\***

Well Designation	Date Installed	Screen Interval (feet bgs)	Depth to Water (feet bgs) (08/21/2012)
W-1	07/22/1987	5-35	25.52
W-2	07/22/1987	5-35	18.29
W-3	07/22/1987	5-35	19.64
W-4	07/22/1987	5-35	Destroyed in 2003
W-5	07/23/1987	5-35	20.20
W-6	09/07/1988	5-35	18.73
W-7	09/07/1988	5-35	19.29
W-8	09/07/1988	5-35	20.00
W-9	09/08/1988	5-35	20.01
W-10	Unknown	Unknown-35	27.79
W-11	09/21/1990	5-25	14.86
W-12	09/21/1990	5-30	22.21
W-13	Unknown	Unknown-35	23.76
W-15	05/31/2001	5-30	18.45

\*All wells were abandoned in February and April 2013.

**Remediation Summary**

- Free Product: 8.9 feet of free product were reported in W-1 and W-4 on August 1987. During various site visits in 1995, additional free product was reported in W-1 and W-4. Free product was removed from well W-4 from August 1987 through April 1992 by absorbent socks. A vacuum truck was used to remove approximately 70 gallons of free product and water over two events in August 2001 and March 2002. No free product has been reported since 2003.
- Soil Excavation: On May 26, 2003, 813 tons of impacted soil were excavated and removed offsite. Excavation was conducted to a total depth of 19 feet. During the excavation event 15,475 gallons of water were extracted and disposed of offsite.
- In-Situ Soil Remediation/Groundwater Remediation: Dual phase extraction was performed from September 2003 through March 2007. Approximately 82,890 pounds of hydrocarbons and 233,580 gallons of groundwater were removed.

**Most Recent Concentrations of Petroleum Constituents in Soil \***

Constituent	Maximum 0-5 feet bgs [mg/kg and (date)]	Maximum 5-10 feet bgs [mg/kg and (date)]
Benzene	NA	12 (04/18/06)
Ethylbenzene	NA	27 (04/18/06)
Naphthalene	NA	NA
PAHs	NA	NA

NA: Not Analyzed, Not Applicable or Data Not Available

mg/kg: Milligrams per kilogram, parts per million

<: Not detected at or above stated reporting limit

PAHs: Polycyclic aromatic hydrocarbons

\*: Soil samples were not collected from 0-5 feet below surface during the 2006 post remedial confirmation assessment, because soil excavation and dual phase extraction had removed the bulk of the shallow contaminated soil.

**Most Recent Concentrations of Petroleum Constituents in Groundwater**

Sample	Sample Date	TPHg (µg/L)	Benzene (µg/L)	Toluene (µg/L)	Ethyl-Benzene (µg/L)	Xylenes (µg/L)	MTBE (µg/L)	TBA (µg/L)
W-1	08/21/2012	246	<1.0	<1.0	<1.0	<2.0	7.1	302
W-2	08/21/2012	755	314	<1.0	2.21	<20	11.1	217
W-3	08/21/2012	<50	<1.0	<1.0	<1.0	<2.0	1.8	<10
W-5	08/21/2012	<50	<1.0	<1.0	<1.0	<2.0	0.39	<10
W-6	08/21/2012	272	9.8	<1.0	13.5	5.5	66.7	67.7
W-7	08/21/2012	154	34	<1.0	<1.0	<2.0	53.2	187
W-8	08/21/2012	<50	<1.0	<1.0	<1.0	<2.0	6.9	3.3
W-9	08/21/2012	<50	<1.0	<1.0	<1.0	<2.0	2.5	<10
W-10	08/21/2012	<50	<1.0	<1.0	<1.0	<2.0	1.4	116
W-11	08/21/2012	<50	<1.0	<1.0	<1.0	<2.0	<1.0	<10
W-12	08/21/2012	<50	<1.0	<1.0	<1.0	<2.0	<1.0	<10
W-13	08/21/2012	<50	<1.0	<1.0	<1.0	<2.0	<1.0	<10
W-15	08/21/2012	<50	<1.0	<1.0	<1.0	<2.0	12.5	2.9
DPE-3	08/21/2012	75.5	0.71	<1.0	<1.0	<2.0	48.6	130
<b>WQOs</b>		--	1	150	300	1,750	5 <sup>a</sup>	1,200 <sup>b</sup>

µg/L: Micrograms per liter, parts per billion

<: Not detected at or above stated reporting limit

TPHg: Total petroleum hydrocarbons as gasoline

MTBE: Methyl tert-butyl ether

TBA: Tert-butyl alcohol

WQOs: Water Quality Objectives, Regional Water Control Board, Region 4

--: Regional Water Board Basin Plan does not have a numeric water quality objective for TPHg

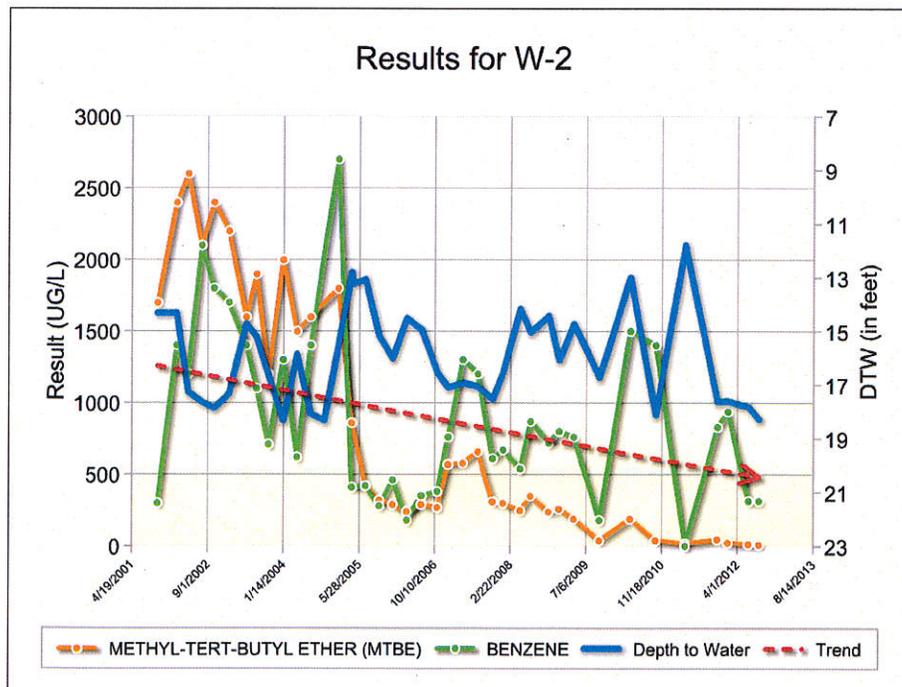
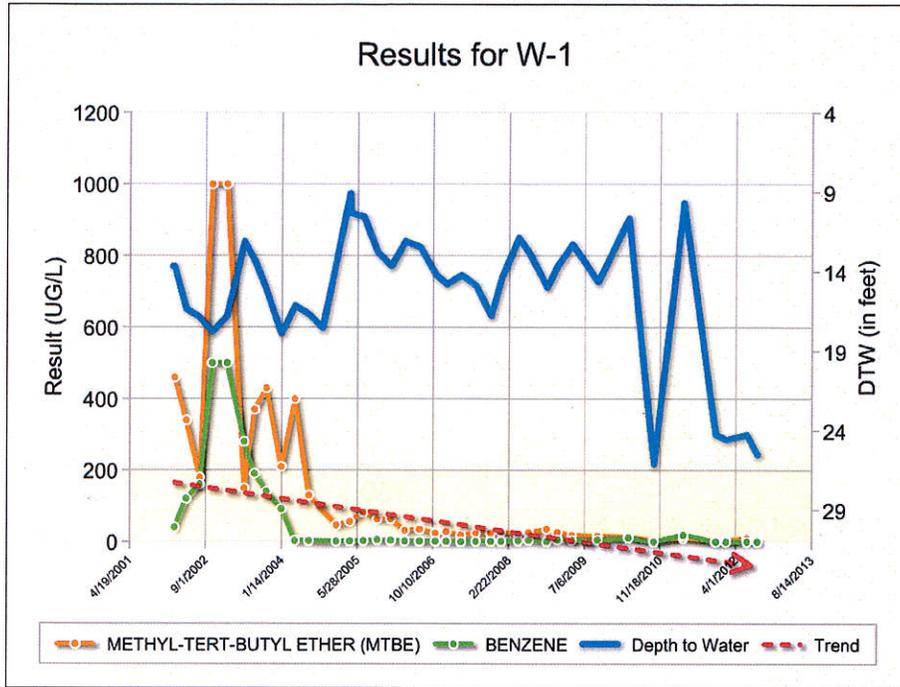
<sup>a</sup>: Secondary maximum contaminant level (MCL)

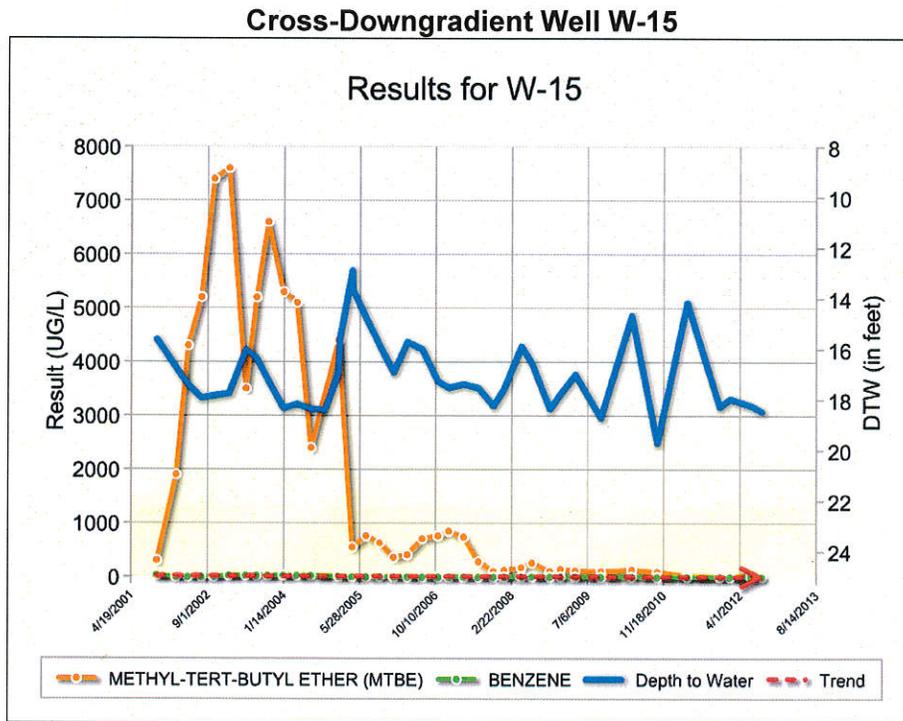
<sup>b</sup>: California Department of Public Health, Response Level

**Groundwater Trends**

- There are 25 years of regular groundwater monitoring data for this case. Benzene and MTBE trends of select wells are shown below:

**Source Area Wells W-1 and W-2**





### Evaluation of Current Risk

- Estimate of Hydrocarbon Mass in Soil: None reported.
- Soil/Groundwater tested for methyl tert-butyl ether (MTBE): Yes, see table above.
- Oxygen Concentrations in Soil Vapor: None reported.
- Plume Length: Projected to be <1,000 feet long.
- Plume Stable or Decreasing: Yes.
- Contaminated Zone(s) Used for Drinking Water: No.
- Groundwater Risk from Residual Petroleum Hydrocarbons: The case meets Policy Criterion 1 by Class 4. The contaminant plume that exceeds water quality objectives is less than 1,000 feet in length. There is no free product. The nearest water supply well or surface water body is greater than 1,000 feet from the projected plume boundary. The dissolved concentrations of benzene and MTBE are each less than 1,000  $\mu\text{g/L}$ . A conservatively projected 1,000 foot plume length is used because the high concentrations of MTBE in the cross-downgradient well W-15 that existed from 2002 to 2005.
- Indoor Vapor Risk from Residual Petroleum Hydrocarbons: The case meets Policy Criterion 2b. Although no document titled "Risk Assessment" was found in the files reviewed, a professional assessment of site-specific risk from potential exposure to petroleum constituents as a result of vapor intrusion found there to be no significant risk of petroleum vapors adversely affecting human health. The site is currently a vacant former petroleum fueling station that is located within a right of way impact zone for the ongoing Interstate 5 upgrade, as directed by Caltrans. The site is no longer accessible while construction is ongoing, and will have no future use due to the Interstate upgrades. The site is surrounded by commercial sites on all corners and an active commercial petroleum fueling facility to the south across Firestone Boulevard. The Site will likely be accessible only to construction workers with proper training and protective equipment.

- Direct Contact Risk from Residual Petroleum Hydrocarbons: 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 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. Soil excavation and dual phase extraction have removed the bulk of the shallow contaminated soil at the Site in the source area. Any potential risk of direct contact and outdoor air exposure will be limited to Caltrans and subcontractor construction workers. Workers will be properly trained and protected with required protective equipment which will alleviate the risk that may be associated with soil contamination exposure.

