

## State Water Resources Control Board

January 12, 2016

Aragon Properties Corporation  
Attention: Mr. Fred Shaffer  
1590 Rosecrans Avenue, #D-303  
Manhattan Beach, CA 90266

Dear Mr. Shaffer:

CLOSURE DENIAL REVIEW FOR PETROLEUM UNDERGROUND STORAGE TANK CASE,  
AUTO REPAIR, 1740 GLENDALE BOULEVARD, LOS ANGELES, LOS ANGELES COUNTY

State Water Resources Control Board (State Water Board) Resolution No. 2012-0062 requires that State Water Board staff review a lead agency's decision when the lead agency has denied a request by a responsible party for an underground storage tank (UST) case closure pursuant to the Low-Threat UST Case Closure Policy (Policy).

The subject case has the following identification numbers:

- State Water Board, GeoTracker No. T10000006441
- Los Angeles Regional Water Quality Control Board (Los Angeles Water Board), Case No. 900260360

State Water Board staff reviewed the closure request dated November 21, 2014 and the response from the Los Angeles Water Board. After careful consideration of the GeoTracker record, State Water Board staff agrees with the Los Angeles Water Board staff determination that all of the Policy criteria have not been met. Based on information in the above-referenced GeoTracker record, State Water Board staff finds that the subject case does not meet the following Policy criteria:

- **General Criterion e.** – A conceptual site model that assesses the nature, extent, and mobility of the release has been developed.
- **Petroleum Vapor Intrusion to Indoor Air Criteria**

A subsurface investigation was performed at the site in October 2014. Soil samples from 10 feet deep detected benzene, ethylbenzene, toluene, and xylenes at maximum concentrations of 2.52 milligrams per kilogram (mg/kg), 43.2 mg/kg, 1.83 mg/kg, and 25.4 mg/kg, respectively. Benzene, ethyl benzene, and xylenes were detected in a grab groundwater sample at 1,100 micrograms per liter (µg/L), 183 µg/L, and 295 µg/L, respectively. The vertical and lateral extent of groundwater impact has not been defined. Benzene and ethylbenzene were detected in

soil vapor samples at maximum concentrations of 5,600 micrograms per cubic meter ( $\mu\text{g}/\text{m}^3$ ) and 9,730  $\mu\text{g}/\text{m}^3$ , respectively. These values exceed the limits in the Policy for protection from petroleum vapor intrusion to indoor air pathway.

Contaminants remaining at the subject site continue to pose a potential threat to human health, safety, and the environment. Criteria for low-threat UST case closure have not been met at this time, therefore closure of the UST case is not appropriate.

If you have any questions, please contact George Lockwood at (916) 341-5752 or [George.Lockwood@waterboards.ca.gov](mailto:George.Lockwood@waterboards.ca.gov).

Sincerely,

  
Victoria A. Whitney, Deputy Director  
Division of Water Quality

cc: [Via email only]

Mr. Samuel Unger, Executive Officer  
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