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 95812-2231
Current Agency Caseworker: Mr. Matthew Cohen	Case No.: N/A

Former Agency Name: Los Angeles County Department of Public Works (Prior to 7/18/2013)	Address: 900 South Fremont Avenue Alhambra, CA 91803-1331
Former Agency Caseworker: Ms. Rani Iyer	Case No.: 001147-001205

Case Information

USTCF Claim No.: None	Global ID: T0603735475
Site Name: Alameda Lumber (Formerly Bent MFG)	Site Address: 12819 South Alameda Street Compton, CA 90222 (Site)
Responsible Party: Alameda Lumber Attention: Ms. Eva Placarte	Address: 12819 South Alameda Street Compton, CA 90222
USTCF Expenditures to Date: N/A	Number of Years Case Open: 17

URL: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603735475

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.

Two underground storage tanks (USTs) were removed in 1989, for which closure was issued September 15, 1993.

The release at the Site was discovered during September 1997 when two borings were advanced to investigate the soil below a stained portion of concrete. The borings identified petroleum constituents in soil in the vicinity of the former two underground storage tanks (USTs) that were removed in 1989. A remedial excavation was performed at the stained concrete location in November 1997, and impacted soil was over-excavated to a depth of 14 feet below ground surface (bgs). A Site assessment completed during February 1998 indicated low levels of petroleum in soil between 10 and 20 feet bgs.

The Site is operated as a cabinet manufacturing facility that also retails hardware and building materials. Groundwater was not encountered in any of the borings to the total depth investigated (27 feet bgs). Groundwater was encountered at nearby sites at a depth of approximately 35 feet bgs.

The soil does not contain sufficient mobile constituents to cause groundwater to exceed water quality objectives. The nearest public supply well and surface water body are greater than 1,000 feet from the Site.

Additional corrective action will not likely change the conceptual site model. Residual petroleum constituents pose a 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.

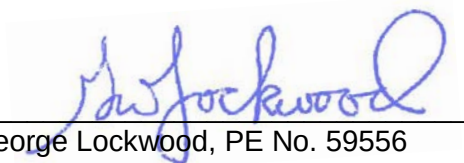
- Groundwater Media-Specific Criteria – Site releases **HAVE NOT LIKELY AFFECTED GROUNDWATER**. There do not appear to be sufficient mobile constituents (leachate, vapors, or light non-aqueous-phase liquids) to cause groundwater to exceed the groundwater criteria in this Policy.

- Petroleum Vapor Intrusion to Indoor Air Criteria – Site meets **CRITERION (2) b**. A site-specific risk assessment for the vapor intrusion pathway was conducted. The assessment found that there is a low risk of petroleum vapors adversely affecting human health. Benzene and ethylbenzene concentrations in soil at 10 feet bgs are minor, and the upper at least 5 feet of soil is free of petroleum hydrocarbons. Additionally, impacted soil is located away from the Site buildings, further increasing bioattenuation factors.

- Direct Contact and Outdoor Air Exposure Criteria – The case meets Policy **CRITERION (3) a**. Maximum concentrations of residual petroleum constituents in soil are less than or equal to those listed in Table 1. 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.



George Lockwood, PE No. 59556
Senior Water Resource Control Engineer

7/10/14
Date