

State Water Resources Control Board

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
Agency Caseworker: 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, P.O. Box 1460 Alhambra, CA 91803
Former Agency Caseworker: Mr. Luke Mitchell	Case No.: 013274-013596

Case Information

USTCF Claim No.: NA	Global ID: T10000004773
Site Name: C N Hutchenson / Preferred Realty Advisors	Site Address: 1056 West 1 st Street Pomona, CA 91766 (Site)
Responsible Party: Preferred Realty Advisors	Address: P.O. Box 313 Tustin, CA 92781-0313
USTCF Expenditures to Date: NA	Number of Years Case Open: 16

URL: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T10000004773

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 Site release was discovered in 1987, during the removal of two underground storage tanks (USTs). Low concentrations of total petroleum hydrocarbons as diesel (TPHd) were identified in soil beneath one of the USTs. A second site investigation conducted in 2012 indicated that soil and soil vapor samples collected did not contain detectable concentrations of petroleum constituents. Groundwater was not encountered to the total depth explored of 25 feet below grade surface (bgs). Groundwater is estimated to be approximately 90 feet bgs. No USTs exist on-Site. No additional corrective actions have been performed at the Site. The Site is developed for commercial use with a paved parking lot. Adjacent parcels are developed for commercial and industrial uses.

Tetrachloroethylene (PCE) and Trichloroethylene (TCE) were detected in on-Site soil vapor samples collected during 2012. However, the PCE and TCE impacts have been attributed to a neighboring

C N Hutchenson / Preferred Realty Advisors
1056 West 1st Street, Pomona, Los Angeles County

upgradient Cleanup Program site (Calsole, Inc), which is actively being investigated under the direction of the Department of Toxics Substances Control staff.

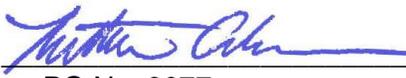
The petroleum release is limited to the shallow soil. The closest supply well is approximately 3,500 feet southwest of the Site. The closest surface water is greater than 1-mile northwest of the Site. Public supply wells are usually constructed with competent sanitary seals and intake screens that are in deeper more protected aquifers. Corrective actions have been implemented and additional corrective actions would be not necessary to meet criteria in the Policy. Additional assessment will not likely change the conceptual site model.

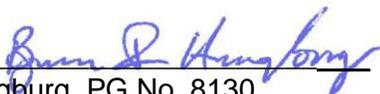
Rationale for Closure under the Policy

- General Criteria – Site **MEETS ALL EIGHT GENERAL CRITERIA** under the Policy.
- Groundwater Media-Specific Criteria – Site meets the **EXCEPTION**. Soil does not contain sufficient mobile constituents [leachate, vapors, or light non-aqueous phase liquids (LNAPL)] to cause groundwater to exceed the groundwater criteria in the Policy.
- Petroleum Vapor Intrusion to Indoor Air – Site meets **CRITERIA (2) b**. A site-specific risk assessment for the vapor intrusion pathway demonstrates that human health is protected to the satisfaction of the regulator agency. Direct soil gas measurements indicate that petroleum constituent concentrations were less than or equal to residential levels listed in the table under Criteria (2), scenario 4 (1 of 2). The estimated naphthalene concentrations in soil vapor meet the thresholds in the table and the Policy criteria for petroleum vapor intrusion to indoor air with a safety factor of eight. It is highly unlikely that naphthalene concentrations in the soil vapor, if any, exceed the threshold.
- Direct Contact and Outdoor Air Exposure – Site meets **CRITERIA (3) a**. Maximum concentrations of benzene and ethylbenzene in soil are less than or equal to those listed in Table 1. The estimated naphthalene concentrations in soil meet the thresholds in Table 1 and 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, 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.

Prepared By:  1/28/14
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Engineering Geologist

Reviewed By:  1/28/14
Benjamin Heningburg, PG No. 8130 _____ Date
Senior Engineering Geologist