

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

Former Agency Name: City of Los Angeles (Prior to 7/1/2013)	Address: 200 North Main Street, Suite 1780 Los Angeles, CA 90012
Former Agency Caseworker: Mr. Eloy Luna	Case No.: N/A

Case Information

USTCF Claim No.: None	Global ID: T10000005819
Site Name: 5311 Crenshaw	Site Address: 5311 Crenshaw Boulevard Los Angeles, CA 90043 (Site)
Responsible Party: Hankey Investment Company, L.P. Attention: Mr. Scott Dobbins	Address: 4751 Wilshire Boulevard, Suite 110 Los Angeles, CA 90010
USTCF Expenditures to Date: N/A	Number of Years Case Open: 7

URL: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T10000005819

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 release at the Site was discovered when concentrations of petroleum constituents were identified during a series of Phase I and Phase II investigations in 2007. As part of the 2007 investigations, it was determined that the petroleum constituents at the Site were present in the area of two former gasoline underground storage tanks that were removed from the Site in 1988. Further investigation in 2008 indicated petroleum constituents were present at the Site from 20 to 45 feet below ground surface (bgs).

A Soil Vapor Extraction (SVE) system operated at the Site from 2009 to 2013. A Phase II investigation and additional confirmation soil borings constructed in March 2013 indicated that the SVE system had reduced petroleum constituents in the soil to low levels.

5311 Crenshaw
5311 Crenshaw Boulevard, Los Angeles, Los Angeles County

The Site is currently an unpaved vacant lot surrounded by fencing. Groundwater was not encountered during soil sampling to a maximum depth of 80 feet bgs. Depth to water is estimated to be greater than 180 feet bgs. Only low concentrations of petroleum constituents were detected in samples collected in March 2013 from 5 to 80 feet bgs.

The nearest public supply well and surface water body are greater than 1,000 feet from the Site. Corrective actions have been implemented and further corrective action is not necessary. 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 are not 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. Petroleum constituents were not detected above laboratory detection limits in the upper 10 feet bgs, and volatile organic compounds were not detected above laboratory reporting limits in the upper 30 feet bgs.
- Direct Contact and Outdoor Air Exposure Criteria – Site meets **CRITERION (3) a**. Maximum concentrations of residual petroleum constituents in soil are less than or equal to those listed in Table 1.

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

7/8/14

Date

