

State Water Resources Control Board

UST CASE CLOSURE SUMMARY

Agency Information

Agency Name: Los Angeles Regional Water Quality Control Board	Address: 320 West 4 th Street, Suite 200 Long Beach, CA 90805
Agency Caseworker: Mr. Ahmad J. Lamaa	Case No.: 908050834

Case Information

USTCF Claim No.: 18206	Global ID: T0603757803
Site Name: Luxavia Station	Site Address: 6020 North Long Beach Boulevard Long Beach, CA 90805 (Site)
Responsible Party: Paul Abrams Living Trust Attention: Mr. Stanley Abrams	Address: 11430 Burbank Boulevard North Hollywood, CA 91601
USTCF Expenditures to Date: \$1,207,353	Number of Years Case Open: 10

URL: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603757803

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 in February 1999, when petroleum constituents were detected in confirmation soil samples during the removal of five underground storage tanks (USTs). In April and May 2006, a Phase II investigation identified petroleum constituents between 5 and 45 feet below ground surface (bgs). The borings were constructed near the locations of former USTs and dispensers at the Site. Skimming and hand bailing removed 65 gallons of free product from groundwater between February 2007 and October 2011. Measurable free product has not been reported at the Site since October 2011. A soil vapor extraction (SVE) system was operated at the Site between August 2008 and July 2014. The SVE system had removed 29,992 pounds of vapor phase hydrocarbons as of July 2014. Air sparging has been used in conjunction with SVE since January 2009. The Site is an active fueling facility.

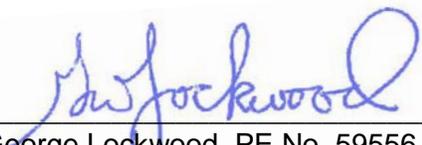
Groundwater was most recently measured at 45 feet bgs. The contaminant plume that exceeds water quality objectives (WQOs) is less than 250 feet in length and has been stable or decreasing since 2011. The nearest existing public supply well is located greater than 1,000 feet west of the defined plume boundary. The nearest existing surface water body, the Los Angeles River, is located greater than 1,000 feet southeast of the defined plume boundary. 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 meets the criteria in **CLASS 2**. The contaminant plume that exceeds WQOs is less than 250 feet in length. There is no free product. The nearest existing public supply well and surface water body are greater than 1,000 feet from the defined plume boundary. The dissolved concentration of benzene is less than 3,000 micrograms per liter ($\mu\text{g/L}$), and the dissolved concentration of methyl tert-butyl ether is less than 1,000 $\mu\text{g/L}$.
- Petroleum Vapor Intrusion to Indoor Air Criteria – Site meets the **EXCEPTION**. Exposure to petroleum vapors associated with historical fuel system releases is comparatively insignificant relative to exposures from small surface spills and fugitive vapor releases that typically occur at active fueling facilities.
- 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 of the Policy. 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 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, 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

3/17/2015

Date

