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 02/10/14)	Address: 900 South Fremont Avenue Alhambra, CA 91803
Former Agency Caseworker: Mr. Tim Smith	Case No.: 033842-057977

Case Information

USTCF Claim No.: None	Global ID: T10000005635
Site Name: McGuire Trust	Site Address: 108 Pico Street Pomona, CA 91766 (Site)
Responsible Party: Dennis McGuire Property Trust Attention: Mr. Dennis McGuire	Address: 2060 Miramonte Court Chino Hills, CA 91709-1330
USTCF Expenditures to Date: N/A	Number of Years Case Open: <1

URL: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T10000005635

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 three underground storage tanks and the associated dispensers and product piping were removed in October 2013. Residual petroleum constituents were detected at estimated depths of 2 to 10 feet below ground surface (bgs).

The Site is operated as a warehouse for supermarket and restaurant equipment. Groundwater was not encountered to the maximum depth explored at the Site (10 feet bgs). Depth to groundwater in the vicinity of the Site is estimated to be greater than 160 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. Any 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.

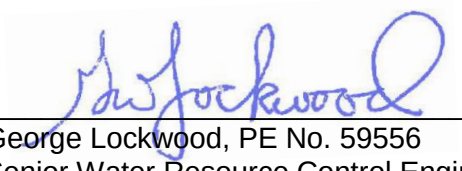
- Groundwater Media-Specific Criteria – Site releases **HAVE NOT LIKELY AFFECTED GROUNDWATER**. There do not appear to be sufficient mobile constituents (leachate, vapors, or light non-aqueous-phase liquids) to cause groundwater to exceed the groundwater criteria in this Policy.

  Petroleum Vapor Intrusion to Indoor Air Criteria – Site meets **CRITERION (2) b**. A site-specific risk assessment of the vapor intrusion pathway was conducted. The assessment found that there is a low risk of petroleum vapors adversely affecting human health. Petroleum constituent concentrations appear to be minor and localized.

- Direct Contact and Outdoor Air Exposure Criteria – Site meets **CRITERION (3) a**. Maximum concentrations of petroleum constituents in soil from confirmation soil samples 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 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.



6/13/14

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