

State Water Resources Control Board

UNDERGROUND STORAGE TANK (UST) CASE CLOSURE SUMMARY

Agency Information

Agency Name: Los Angeles Regional Water Quality Control Board (Los Angeles Water Board)	Address: 320 West 4 th Street, Suite 200 Los Angeles, CA 90013
Agency Caseworker: Mr. Joe F. Luera	Case No.: R-41404

Case Information

UST Cleanup Fund (Fund) Claim No.: B0146	Global ID: T0603785447
Site Name: Sanchez Auto Sales	Site Address: 5810 Cecilia Street Bell Gardens, CA 90201 (Site)
Responsible Party: DSY Eastern Properties, LLC Attention: Mr. Elias Donay	Address: 2697 Deep Canyon Drive Beverly Hills, CA 90210-1077
Fund Expenditures to Date: \$35,790	Number of Years Case Open: 9

URL: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603785447

Summary

This case has been proposed for closure by the State Water Resources Control Board at the request of the Los Angeles Water Board, which concurs with closure.

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 is currently a used-car dealership. The release was discovered at the Site when petroleum constituents were detected in soil samples collected upon removal of five USTs in 2004. The bulk of petroleum constituents remaining in Site soil are found at 10 to 16 feet below ground surface (bgs).

Groundwater was not encountered during the UST removal to a maximum depth explored of 55 feet bgs. Depth to groundwater is estimated to be 60 feet bgs. There are no existing water supply wells or surface water bodies located within 1,000 feet of the Site. Remaining petroleum constituents are limited, stable, and decreasing. Additional assessment would be unnecessary and will not likely change the conceptual model. Any remaining petroleum constituents do not pose significant risk to human health, safety, or the environment under current conditions.

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**. Soil does not contain 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 – Site meets **Criteria 2 (b)**. A site-specific risk assessment for the vapor intrusion pathway was conducted and demonstrates that human health is protected to the satisfaction of the regulatory agency.

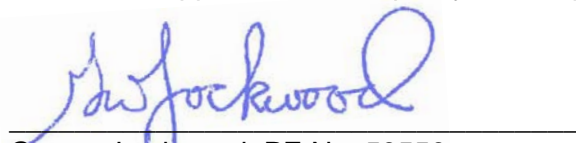
Low concentrations of benzene were detected between 40 and 50 feet bgs in soil samples located over 30 feet from the on-site building. The limited extent of residual petroleum constituents in the subsurface is unlikely to impact Site users through the vapor intrusion to indoor air pathway.

- Direct Contact and Outdoor Air Exposure – Site meets **Criteria 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.

There are no soil samples 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, the environment. The corrective action performed at this Site is consistent with chapter 6.7 of the Health and Safety Code, implementing regulations, applicable state policies for water quality control and applicable water quality control plans. Case closure is recommended.



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

12/16/2015

Date

