

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 <sup>th</sup> Street Los Angeles, CA 90013
Agency Caseworker: Noman Chowdhury	Case No.: R-09048

**Case Information**

UST Cleanup Fund (Fund) Claim No.: N/A	Global ID: T0603706802
Site Name: JC Penney	Site Address: 15710 La Forge Street Whittier, CA 90603 (Site)
Responsible Party: Bridgestone Retail Commercial Operation, LLC Attention: Mr. Brian Smith	Address: 333 East Lake Street Bloomington, IL 60108
Fund Expenditures to Date: N/A	Number of Years Case Open: 14

**URL:** [http://geotracker.waterboards.ca.gov/profile\\_report.asp?global\\_id=T0603706802](http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603706802)

**Summary**

**This case has been proposed for closure by the State Water Resources Control Board at the request of the Los Angeles Regional Water Quality Control 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 a former a Firestone/JC Penney tire, battery, and auto service center and currently operates as portion of a retail shopping mall in Whittier, CA. Three gasoline underground storage tanks and associated piping and dispensers were removed in 1985. Upon demolition of the Firestone/JC Penny building in 2004, additional gasoline impacted soil was identified, and impacted soil was over-excavated to maximum depth of 18 feet and disposed offsite.

Residual petroleum constituents at this site pose low risk via direct contact and vapor intrusion pathways. Impacted soil was over-excavated to a maximum depth of 18 feet below ground surface, and soil samples collected from borings advanced in September 2004 indicate low levels of petroleum constituents in depths of less than 10 feet. The groundwater plume exceeding WQOs is less than 100 feet in length, and there are no surface water bodies or water supply wells within 250 feet. Remaining petroleum constituents are limited, stable, and

JC Penney  
15710 La Forge Street, Whittier

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 meets the criteria in **Class 1**. The contaminant plume that exceeds water quality objectives is less than 100 feet in length. There is no free product. The nearest existing water supply well or surface water body is greater than 250 feet from the defined plume boundary.
- Petroleum Vapor Intrusion to Indoor Air – Site meets **Criteria 2 (a), Scenario 3**. As applicable, the extent of the bioattenuation zone, oxygen concentrations in soil gas, concentrations of total petroleum hydrocarbons as gasoline and diesel combined in soil, and dissolved concentrations of benzene in groundwater meet the Policy.
- 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 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, the environment. The corrective action performed at this Site is consistent with chapter 6.7 of division 20 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.

  
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Senior Engineering Geologist



1/14/2019  
Date