

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 95812-2231
Current Agency Caseworker: Mr. Matthew Cohen	Case No.: N/A

Former Agency Name: Los Angeles County Department of Public Works (Prior to 7/1/2013)	Address: 900 South Fremont Avenue Alhambra, CA 91803
Former Agency Caseworker: Mr. John Awujo	Case No.: 027101-038087

Case Information

USTCF Claim No.: None	Global ID: T10000000554
Site Name: SL West Hollywood, LLC	Site Address: 7118 West Santa Monica Boulevard West Hollywood, CA 90046 (Site)
Responsible Party: SL West Hollywood, LLC Attention: Mr. Andrew Dewar	Address: 5757 Wilshire Boulevard, Penthouse 30 Los Angeles, CA 90036
USTCF Expenditures to Date: N/A	Number of Years Case Open: 11

URL: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T10000000554

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 was discovered when two underground storage tanks (USTs) were removed from the Site in November 2002. Following the removal, results for samples collected beneath the former USTs indicated there were no petroleum constituents present above laboratory reporting limits. Tetrachloroethylene (PCE) and trichloroethylene (TCE) were reported in soil at concentrations an order of magnitude below the San Francisco Bay Regional Water Quality Control Board's Environmental Screening Levels. PCE and TCE impacts have been associated with a neighboring Site Cleanup Program case.

Groundwater was encountered at the Site as shallow as 11.6 feet below ground surface (bgs) in 2002. The current groundwater depth at the Site is estimated to be greater than 30 feet bgs, due to groundwater pumping for construction of the subterranean parking garage located near the Site. The Site is currently a shopping center.

SL West Hollywood LLC
7118 West Santa Monica Boulevard, West Hollywood, Los Angeles County


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 are not sufficient mobile constituents (leachate, vapors, or light non-aqueous-phase liquids) to cause groundwater to exceed the groundwater criteria.
- 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 low risk of petroleum vapors adversely affecting human health. Petroleum constituents were not detected in the soil following the UST removal.
- 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

9/30/2014

Date

