

## 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: City of Long Beach (Prior to 7/1/2013)	Address: 2525 Grand Avenue Long Beach, CA 90815
Former Agency Caseworker: Ms. Carmen Piro	Case No.: TTPR0020926

#### Case Information

USTCF Claim No.: None	Global ID: T0603721838
Site Name: Maness Industries	Site Address: 1101 East Spring Street Long Beach, CA 90806 (Site)
Responsible Party: Maness Industries Attention: Mr. Kevin Maness	Address: 4091 Paseo De Olivos Fallbrook, CA 92028
USTCF Expenditures to Date: N/A	Number of Years Case Open: 15

URL: [http://geotracker.waterboards.ca.gov/profile\\_report.asp?global\\_id=T0603721838](http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603721838)

#### 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 one underground storage tank (UST) was removed in April 1989. Residual petroleum constituents were detected between 6 and 8 feet below ground surface (bgs). Six USTs were removed from the Site in May 1998. A total of 1,198 tons of petroleum-impacted soil were over-excavated to a depth of 31 feet bgs and disposed of off-Site. Additional Site assessment was performed in March 1999 when five soil borings were advanced to depths between 55 and 85 feet bgs. Residual petroleum constituents were present between 25 and 75 feet bgs.

The Site is operated as a crane rental, sales, and maintenance facility. Groundwater was not encountered in any of the borings to the total depth investigated (85 feet bgs). Depth to groundwater at the Site is estimated to be more than 120 feet bgs. The vertical and horizontal extent of the soil contamination has been delineated. The soil does not contain sufficient mobile constituents to cause

Maness Industries  
1101 East Spring Street, Long Beach, Los Angeles County

groundwater to exceed water quality objectives (WQOs). The nearest public supply well and surface water body are greater than 1,000 feet from the Site.

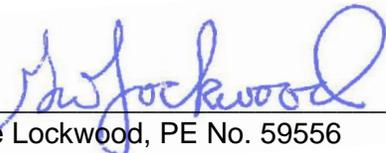
Remedial actions have been implemented and further remediation is not necessary. Additional corrective action will not likely change the conceptual site model. Any residual petroleum constituents pose a low risk to human health, safety, and the environment.

### 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. Exposure to petroleum vapors associated with the historical fuel system release is comparatively low relative to exposures related to the on-Site heavy equipment maintenance.
- Direct Contact and Outdoor Air Exposure Criteria – Site meets **CRITERION 3 (b)**. A Site-specific risk assessment for the potential exposure to residual soil contamination was conducted. The assessment found that maximum concentrations of petroleum constituents remaining in soil have a low risk of adversely affecting human health. Petroleum impacted soil was excavated from the source areas. The Site is paved, and accidental exposure to Site soil is prevented. Therefore, the pathway is incomplete.

### 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

5/6/14

Date

