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
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.: TT012784-012981

Case Information

USTCF Claim No.: None	Global ID: T10000000151
Site Name: Manhattan Car Wash	Site Address: 300 South Sepulveda Boulevard Manhattan Beach, CA 90266 (Site)
Responsible Party: Pro Thro Enterprises Attention: Ms. Grace Kadoya and Mr. Keith Tanabe	Address: 300 South Sepulveda Boulevard Manhattan Beach, CA 90266
USTCF Expenditures to Date: N/A	Number of Years Case Open: 26

URL: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T10000000151

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 (USTs) were removed and replaced by one UST in March 1988. Initial sampling in 1988 indicated concentrations of petroleum constituents in soil under one of the tanks, at a concentration above Policy criteria. Soil was over-excavated to a depth of 18 feet below ground surface (bgs), and the conformation soil sample collected from the bottom of the excavation did not contain petroleum constituent concentrations above Policy criteria. The remaining UST, dispensers, and associated product piping were removed from the Site in February 2002 and an additional soil assessment was conducted in 2008. Petroleum constituents were not detected, above Policy criteria, in soil samples during the 2008 assessment at depths ranging from 5 to 25 feet bgs. The Site is currently operating as a car wash facility.

Groundwater was not encountered during soil sampling down to 25 feet bgs; however, based upon historical information from a nearby site, depth to water is approximately 110 feet bgs. 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 remaining petroleum constituents do not pose significant risk to human health, safety, or the environment.

Rationale for Closure under the Policy

- General Criteria – Site **MEETS ALL EIGHT GENERAL CRITERIA** under the Policy.

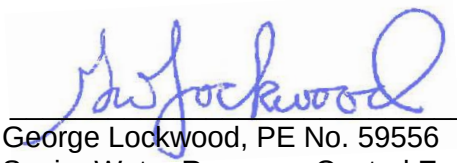
- Groundwater Media-Specific Criteria – Site releases **HAVE NOT LIKELY AFFECTED GROUNDWATER**. There are not sufficient mobile constituents (leachate, vapors, or light non-aqueous phase liquids) to cause groundwater to exceed the groundwater criteria in the Policy.

- Petroleum Vapor Intrusion to Indoor Air Criteria – Site meets **CRITERION (2) c**. A Site specific risk assessment for the vapor intrusion pathway was conducted. The assessment found that there is no significant risk of petroleum vapors adversely affecting human health. The bioattenuation zone is more than 25 feet thick. Groundwater was not encountered during the Site investigation. The Site is paved, and accidental access to Site soil is prevented.

- Direct Contact and Outdoor Air Exposure Criteria – Site meets **CRITERION (3) a**. Maximum concentrations in soil are less than those in Policy Table 1 for commercial/Industrial use, and the concentration limits for a Utility Worker are not exceeded. 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 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, 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.



4/3/14

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