

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, Suite 200 Los Angeles, CA 90013
Agency Caseworker: Ahmad Lamaa	Case No.: 908060043

**Case Information**

UST Cleanup Fund (Fund) Claim No.: N/A	Global ID: T0603701824
Site Name: Jiffy Lube Oil Changers	Site Address: 525 East Pacific Coast Highway, Long Beach, Los Angeles County (Site)
Responsible Party: PCH Lube Center (dba: Jiffy Lube #565) Attention: Carlyn J. Zubin	Address: 525 East Pacific Coast Highway, Long Beach, CA 90806
Fund Expenditures to Date: N/A	Number of Years Case Open: 4

**URL:** [http://geotracker.waterboards.ca.gov/profile\\_report?global\\_id=T0603701824](http://geotracker.waterboards.ca.gov/profile_report?global_id=T0603701824)

**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 an operating automotive service station, located in the City of Long Beach. The release was reported in May 1985 after installation of a “vapor sniff” monitoring well at the Site. A 1,000-gallon waste oil tank was removed from the Site in October 1998. Soil samples were reportedly collected following the removal of the tank, but results are not available. Additional soil samples were collected in the vicinity of the former UST during a site assessment performed in November 2016 and indicated very low concentrations of petroleum constituents in Site soil.

The trace concentrations of residual petroleum constituents in soil pose low risk via direct contact or vapor intrusion. There is an estimated thickness of approximately 10 feet between trace petroleum constituents in soil and estimated groundwater depth, indicating residual hydrocarbons in soil pose a low risk to underlying groundwater. Though no poly-aromatic

Jiffy Lube Oil Changers  
525 East Pacific Coast Highway, Long Beach


hydrocarbon (PAH) data has been collected, the low hydrocarbon concentrations in soil indicate that any residual PAH concentrations that may be present in soil would not exceed the thresholds identified in the Policy. 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 (a), Scenario 1**. There is a bioattenuation zone that provides a separation of at least 30 feet vertically between the Light Non-Aqueous Phase Liquid in groundwater and the foundation of existing or potential buildings. Concentrations of total petroleum hydrocarbons as gasoline and diesel combined in soil are less than 100 milligrams per kilogram throughout the entire depth of the bioattenuation zone.
- Direct Contact and Outdoor Air Exposure – Site meets **Criteria 3 (b)**. Maximum concentrations of petroleum constituents in soil are less than levels that a site-specific risk assessment demonstrates will have no significant risk of adversely affecting human health.

#### 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.

  
Matthew Cohen, PG No. 9077  
Senior Engineering Geologist



1/11/19  
Date