

## 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: Adam Taing	Case No.: R-31995

#### Case Information

UST Cleanup Fund (Fund) Claim No.: N/A	Global ID: T0603753656
Site Name: Former George Manor Auto & RV Repair	Site Address: 1360 West Imperial Highway Los Angeles, CA 90044 (Site)
Responsible Party: WKS LA Colton, LTD Attention: Howard Burns	Address: P.O. Box 39 Lakewood, CA 90714
Fund Expenditures to Date: N/A	Number of Years Case Open: 9

**URL:** [http://geotracker.waterboards.ca.gov/profile\\_report?global\\_id=T0603753656](http://geotracker.waterboards.ca.gov/profile_report?global_id=T0603753656)

#### 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 El Pollo Loco restaurant zoned for commercial use, in a mixed residential and commercial zoned area. The release was discovered in May 2002 when one 500-gallon used-oil UST was removed from the Site. Soil samples collected during UST removal activities contained low concentrations of petroleum constituents. Impacted soils were reportedly over excavated to a depth of 11 feet below ground surface.


The low detected concentrations of petroleum constituents in soil pose little risk via direct contact or vapor intrusion. Groundwater occurrence in this area is deep, confined, and at low risk of being affected by the release. 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 (b)**. A Site-specific risk assessment for the vapor intrusion pathway was conducted and demonstrates that human health is protected to the satisfaction of the regulatory agency.
- 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.

**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



7/3/2018  
Date