

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 th Street, Suite 200 Los Angeles, CA 90013
Agency Caseworker: Wendy Liu	Case No.: R-16499

Case Information

UST Cleanup Fund (Fund) Claim No.: N/A	Global ID: T10000010318
Site Name: Econo Lube & Tune Inc	Site Address: 633 Atlantic Boulevard N Monterey Park, CA 91754 (Site)
Responsible Party: Ethan Capital LLC Attention: Alan Wu	Address: 378 Torrey Pine Drive Arcadia, CA 91006
Fund Expenditures to Date: N/A	Number of Years Case Open: 1

URL: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T10000010318

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 currently under construction as a hotel. The release was discovered when total recoverable petroleum hydrocarbons were detected in soil samples obtained at the time of removal of one 500-gallon waste oil underground storage tank (UST) in September 1998. The site was excavated to approximately 25 feet below ground surface as part of site redevelopment in 2016. Petroleum constituents were not detected above laboratory detection limits in confirmation soil samples.


Impacted soil was over-excavated, limiting the risk via direct contact and vapor intrusion, and the risk to groundwater is low. 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.

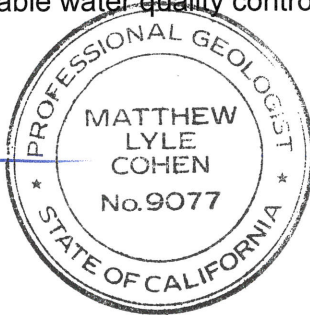
Rationale for Closure Under the Policy

- 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



4/3/18
Date