

Case Closure Summary

Non-LOP or Voluntary Assistance Program

I. AGENCY INFORMATION

DATE: December 18, 2008

Agency Name: County of San Diego, Environmental Health, SAM	Address: P.O. Box 129261
City/State/ZIP: San Diego, CA 92112-9261	Phone: (619) 338-2222 FAX: (619) 338-2377
DEH Staff Person: NASSER SIONIT	Title: ENVIRONMENTAL HEALTH SPECIALIST III

II. CASE INFORMATION

Case No. H23772-004	RWQCB Case No. N/A
Site Name: FORMER ACE METALS, APN 559-118-02 A PORTION OF MARINA VILLAGE PROJECT (HARBOR DISTRICT)	Site Address: 720 W. 23 rd St., National City, CA 91950-6425 (Historic Address: 2501 CLEVELAND AVE., NATIONAL CITY, CA 91950-6425)
Property Owner: Community Development Commission of National City 1243 National City Blvd. National City, CA 91950	
<u>Responsible/Requesting Parties</u>	<u>Address</u>
Patricia Beard	Community Development Commission of National City 1243 National City Blvd National City, CA 91950
	<u>Phone Number</u> 619-336-4255
Type of Case: NON-TANK CASE	
Agency notification of DEH Oversight: DTSC: 13-Apr-2001	RWQCB: 13-Apr-2001

III. SITE CHARACTERIZATION AND/OR INFORMATION

Purpose of Investigation: CHEMICAL RELEASES & SPILLS	Substances Investigated: GASOLINE, DIESEL, WASTE OIL & HEAVY METALS
Site Characterization complete? YES 11/9/2006	
Monitoring Wells Installed? YES	Total Number: 2
Proper Screened Interval? YES	Number of decommissioned wells: 2
Range of groundwater levels on the site? 27 - 32 feet below surface (MEASURED)	Groundwater Flow Direction: SOUTHWEST (ESTIMATED)
Most Sensitive Current Use: Existing Beneficial Groundwater Use: MUN, AGR, IND Existing Beneficial Surface Water Use: IND, REC2 and Potential: REC1	
Are Drinking Water Wells Affected? NO	RWQCB Basin Number: 909.12-La Nacion Hydrologic Sub Area
Is Surface Water Affected? NO	Nearest Surface Water name: N/A
Off-Site Beneficial Use Impacts (addresses/locations): N/A	
TREATMENT AND DISPOSAL OF AFFECTED MATERIAL	
<u>Material</u>	<u>Amount (Include Units)</u>
SOIL	1200 CUBIC YARD
SOIL	430 CUBIC YARD
	<u>Action (Treatment or Disposal)</u>
	TREAT OFF-SITE, MECCA, CA
	TREAT ON-SITE, DISPOSED AT Mecca, CA
	<u>Date</u>
	11/13/2006
	1/3/2007

Non-LOP - Underground Storage Tank Oversight handled outside the LOP
Non-Tank - Voluntary Assistance Program

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III. SITE CHARACTERIZATION AND/OR INFORMATION (Continued)

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MAXIMUM DOCUMENTED CONTAMINANT CONCENTRATIONS		
	MAXIMUM	REMAINING
<u>SOIL</u>		
Gasoline	< 1 mg/kg	< 1 mg/kg
Diesel	= 2200 mg/kg	= 7 mg/kg
TRPH	= 36000 mg/kg	= 315 mg/kg
Motor Oil	=24900 mg/kg	=24900 mg/kg
Chromium	=20.1 mg/kg	=20.1 mg/kg
Arsenic	= 77.7 mg/kg	= 8.8 mg/kg
Cadmium	= 26.3 mg/kg	= 3.09 mg/kg
Lead	= 7820 mg/kg	= 400 mg/kg
Mercury	= 36.47 mg/kg	= 36.47 mg/kg
Zinc	= 3110 mg/kg	= 451 mg/kg
<u>WATER</u>		
Gasoline	< 50 ug/l	< 50 ug/l
Diesel	< 500 ug/l	= 500 ug/l
Benzene	< 1 ug/l	< 1 ug/l
Toluene	< 1 ug/l	< 1 ug/l
Ethyl benzene	< 1 ug/l	< 1 ug/l
Xylene (individual isomers or total)	< 3 ug/l	< 3 ug/l
Methyl-tert-butyl ether (MTBE)	< 2 ug/l	< 2 ug/l

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Comments: The subject site is a 1.27-acre vacant parcel situated within the northeastern portion of the Harbor District Redevelopment Area in the city of National City. The buildings used by former Ace Metals have been demolished and the property was used for parking by automotive dealerships for several years until 2006. The proposed redevelopment of the property is for retail and tourist commercial uses with slab-on-grade structure. The site is located in the Lower Sweetwater Hydrologic Area. The beneficial uses of the groundwater aquifer beneath the site include existing municipal, agricultural, and industrial.

The principal areas and features of concern included observed discoloration of surface soil, a hydraulic baler (metal crusher/compactor), a hydraulic lift, and a scale. The contaminants of concern have been identified as petroleum hydrocarbons and heavy metals.

A Property Mitigation Plan (PMP) was submitted and after revisions and modifications it was approved by DEH on October 31, 2006. The PMP explains the goals of the remediation activities and proposes to provide a property that does not pose an unacceptable risk to human health and the environment.

The initial site investigation identified six soil surface hotspots throughout the property which appeared to have been impacted by hazardous chemicals released as a result of historical operations at the site. Further investigation detected seven more hotspots. All suspect areas were excavated until no visible evidence of contamination was observed and field screening tests revealed no hotspots present. The excavations in some locations extended up to a maximum depth of six feet below soil surface. Subsequently, conformational sampling and analysis of the soil were performed. For results see above table of data.

During demolition of the hydraulic baler, a three-foot diameter sump was identified that extended about 38 feet below ground surface. The oil and water in the sump were pumped out and the sump was later slurry filled and closed in place. Soil samples were collected for analysis. For results see above table of data.

The hydraulic lift was uncovered and removed with an excavator. Soil around and beneath the lift was over excavated up to six feet below the surface and conformation soil samples were collected for analysis.

A concrete vault used for the former scale was discovered to be filled with concrete rubble and debris. The debris was removed and the vault was demolished and removed. Soil samples were collected from the bottom of the vault for analysis. For results see above table of data.

The areas excluding the hotspots and the features, called non-hotspots, were divided into approximately 2000 square feet sample grids of 5 feet by 5 feet. A total of 27 soil borings were advanced in the non-hotspot areas and soil samples were collected at several depths to a maximum of nine feet below the surface.

All of the excavated soils were stockpiled on-site in two segregated piles and were characterized. The first stockpile soil was approximately 1200 cubic yards and was disposed to Mecca, California. The second stockpile soil, approximately 430 cubic yards, was treated on-site (metal stabilization) and disposed to Mecca, California.

Groundwater data from two monitoring wells on-site showed no detections of TPH at gasoline and diesel ranges.

A Tier 2 site-specific human health risk characterization for commercial scenario was calculated using maximum concentrations of Arsenic, Cadmium, and Lead. The consultants conclude that the total risk associated with Arsenic, Cadmium, and Lead is at the minimum level and, therefore, the residual soil left in place does not pose any risk to the public health and/or environment. The consultants recommend no further action and DEH/SAM concurs with the consultant's recommendation.

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IV. CLOSURE

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Does completed corrective action protect existing beneficial uses per the Regional Board Basin Plan? YES
Does completed corrective action protect potential beneficial uses per the Regional Board Basin Plan? YES
Does corrective action protect public health for current land use? YES
Case review based on proposed use as: COMMERCIAL
Are there other issues DEH needs to follow up on: NO
Site Management Requirements: Any contaminated soil excavated as part of subsurface construction work must be managed in accordance with the legal requirements at that time.
Should corrective action be reviewed if land use changes? YES
List Enforcement Actions Taken: N/A
List Enforcement Actions Rescinded: NONE
Is this account up to date and current? YES

V. LOCAL AGENCY REPRESENTATIVE DATA

Name: TONY SAWYER, PG 4345, CHg 40	Title: HYDROGEOLOGIST
Signature:	Date:

VI. RWQCB NOTIFICATION

Date Submitted to RWQCB: N/A, VAP SOIL ONLY CASE	RWQCB Response: N/A
RWQCB Staff Name: -----	Title: ----- Date: ---

VII. ADDITIONAL COMMENTS, DATA, ETC.

Monitoring wells have been removed

This document and the related CASE CLOSURE LETTER, shall be retained by the lead agency as part of the official site file.