

Los Angeles Regional Water Quality Control Board

September 18, 2019

Danny Santana
Community Development Director
City of Torrance
3031 Torrance Blvd
Torrance, CA 90503

**SUBJECT: REQUEST TO PROVIDE OPERATIONAL, CHEMICAL STORAGE AND
USE QUESTIONNAIRE (CUQ)**

**SITE: MOBIS AUTO REPAIR, 25210 CRENSHAW BLVD, TORRANCE,
CALIFORNIA (SCP NO. 0982)**

Dear Mr. Santana

The California Regional Water Quality Control Board, Los Angeles Region (Regional Board) is the public agency with the primary responsibility for the protection of ground and surface water for all beneficial uses within major portions of Los Angeles and Ventura counties, including the above-referenced site (Site).

Regional Board records indicate Mobis Auto Repair was located at 25210 Crenshaw Boulevard, Torrance, California. The Regional Board has been informed that a supply well #5, located in the City of Lomita, was detected with a Benzene concentration of 3.7 microgram per liter ($\mu\text{g/L}$), dated May 10, 2019, which is above the maximum contaminate level (MCL) of 1 $\mu\text{g/L}$. The supply well #5 is approximately 3,700 feet away, southeast, from the Site.

Based on the review of the Site's case file, historical and present information regarding chemical use and storage at the Site is missing. To complete the file, please provide past and present information on:

1. Chemical Storage and Use Questionnaire (attached);
2. Site Audit Questionnaire (attached);
3. Dated and detailed description of operations at the Site. Include a detailed description of the facility's production and maintenance operations, indicating the location where these operations were conducted within the building, include flow charts and diagrams as needed;

IRMA MUNOZ, CHAIR | RENEE PURDY, EXECUTIVE OFFICER

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4. A sequence of dated lay-out maps showing the changes made to the plant through time from the time of construction to date;
5. All available historical drawings/sketches/blueprints, trench and drain plans, sanitary piping plans/diagrams, etc.;
6. If a phase I Environmental Site Assessment has been prepared for the Site, provide a copy of the complete document.

Provide this information to the Regional Board by **October 18, 2019**.

If you have any questions regarding this letter, please contact Jeremy Barela at (213) 576-6734 (Jeremy.barela@waterboard.ca.gov) or Ms. Thizar Tintut-Williams, Unit Chief, at (213) 567-6723 (thizar.williams@waterboards.ca.gov).

Sincerely,



Jeremy Barela
Water Resource Control Engineer
Site Cleanup Unit III

Enclosures: Chemical Storage and use Questionnaire
Site Audit Questionnaire

cc: Ric M. Roda, Associate Engineer, Division of Drinking Water
Brian Partington, Senior Hydrologist, Water Replenishment District of Southern California
Carla Dillon, Public Works Director, City of Lomita
Mark Andersen, Chief Water Operations Manager, City of Lomita

Chemical Storage and Use Questionnaire

I. Facility Information

1. Address: -----

II. Property Ownership Information

1. Name of Current Property Owner: _____

2. Mailing Address of Current Property Owner: _____

3. Telephone: _____ 4. E-Mail: _____

5. Prior Property Owner(s) (provide a separate sheet of paper, if necessary):

Property Owner Name and Mailing Address	Dates of Ownership	
	From	To

III. Current Tenant Information

1. Tenant Name: _____

2. Standard Industrial Classification (SIC) Code: _____

3. Brief Description of Business: _____

4. EPA/State Generator Number(s): _____

5. Years in business at this location: _____

6. Contact Name: _____

7. Telephone: _____

IV. Past Tenants

List any prior tenants. Provide a separate sheet of paper, if necessary.

Company Name and Current Mailing Address	Type of Business	Dates of Operation at the Site	
		From	To

V. Operations

Answer the following questions about operations of both current and past operations. On a separate sheet of paper, provide additional details for any "Yes" responses, including the time period and the name of any past tenant for which the "Yes" response applies.

Question		Current Tenant		Past Tenant(s)	
		Yes	No	Yes	No
1.	Has manufacturing or plating of circuit boards occurred?				
2.	Have there been plating or anodizing tanks?				
3.	Has there been metal work performed?				
4.	Has there ever been a clarifier, sump, tank, or other holding tank for waste water?				
5.	Has there ever been an underground storage tank installed?				
6.	Has there ever been an above-ground storage tank (AST) installed?				
7.	Has there ever been an industrial waste permit for sewer discharge?				
8.	Has there ever been a septic system in use?				
9.	Have chemicals ever been stored at this location?				
10.	Have chlorinated solvents been used or stored at this location?				
11.	Has there ever been a release of chemicals to the ground surface or subsurface?				
12.	Use/disposal of solid propellants in rockets, matches, explosives and fireworks				
13.	Use/disposal of air bag inflators				
14.	Use/disposal of electric tubes containing perchlorate				
15.	Use/dispose of lubricating oils, fabrics, dyes, rubber,				

Question		Current Tenant		Past Tenant(s)	
		Yes	No	Yes	No
	paints and certain fertilizers (e.g. sodium nitrate fertilizer)?				
16	Perform leather tanning and finishing activities?				
17	Performed electroplating/ anodizing, aluminum refining and chromium plating?				
18	Hazardous waste sites?				
19	Use or dispose of wood preservatives that include chromium compounds (e.g. potassium dichromate, chromic acid, and sodium dichromate) and/or chlorinated volatile organic compounds?				
20	Performed pigment making, leather tanning, welding?				
21	Performed paint booth operations?				
22	Use/dispose of solvents, including varnishes and lacquers and laboratory cryoscopy solvents?				
23	Use/dispose of chloramine with water?				

VI. Chemicals of Concern

1. Provide a list of chemicals or substances that were used, stored, or disposed of at the Site including VOCs and halogenated or chlorinated hydrocarbons such as Trichloroethene (TCE), Tetrachloroethene (PCE), Vinyl Chloride, 1,2 DCE, and Ethene. Identify the generated waste and its composition, with the approximate quantity disposed each month.

VII. Waste Management

1. What are the sources of industrial wastes from the site? Identify sources by process, composition of wastes generated, and approximate quantity disposed of monthly.

Sewer Information

1. Circle the type of sewer system currently in use:

Industrial Septic Tank Municipal Cesspool

2. Was a different sewer system used in the past? _____ Yes _____ No

If yes, specify type: _____

VIII. General Questions

1. Has there ever been a Phase I environmental site assessment (ESA) performed for the property?
_____ Yes _____ No

If "Yes", include a copy of each Phase I ESA report when submitting this questionnaire to the Regional Board.

2. Has there ever been a soil, soil vapor, groundwater, or waste water investigation conducted at the property? _____ Yes _____ No

If "Yes", on a separate sheet of paper, list all reports or other documents that provide the results of these investigations. Indicate which government agencies, if any, were involved in the project(s). Provide copies of these reports or other documents to the Regional Board when submitting this questionnaire.

IX. Chemical Storage and Use

1. Were the following chemicals used onsite?

- | | | |
|--|---|--|
| <input type="checkbox"/> Tetrachloroethylene (PCE) | <input type="checkbox"/> Trichloroethylene (TCE) | <input type="checkbox"/> 1,4-Dioxane |
| <input type="checkbox"/> 1,1,1-Trichloroethane (1,1,1-TCA) | <input type="checkbox"/> Title 22 metals | <input type="checkbox"/> Hexavalent Chromium |
| <input type="checkbox"/> N-Nitrosodimethylamine (NDMA) | <input type="checkbox"/> 1,2,3-Trichloropropane (TCP) | <input type="checkbox"/> Perchlorate |

2. Using the attached Chemical Inventory Form (make additional copies, if necessary), list each chemical in current use or that has been used at the site in the past.

3. How many pages of Chemical Inventory Forms are attached? _____

X. Releases of Chemical Wastes

1. Does the site have documented releases of chemicals? ☐ Yes ☐ No

If yes, describe the nature and extent of the releases (date, volume, cause, emergency response actions).

2. Have the source(s) of the release(s) been removed (yes/no)? ☐ Yes ☐ No

If no, what sources remain? _____

3. Has the release been stopped? ☐ Yes ☐ No ☐ Not applicable

XI. Site Characterization

1. Has the lateral and vertical extent of contamination at the site been completed?

☐ Yes ☐ No ☐ Not applicable

2. Describe the field activities completed as part of site characterization (by whom, when, etc.)

Describe any remaining data gaps in site characterization: _____

3. Has a Conceptual Site Model been developed?

☐ Yes ☐ No

4. Was a Human Health Risk Assessment (HHRA) completed?

☐ Yes ☐ No

If yes, describe conclusions of the HHRA:

XII. Remedial Actions

1. Have remedial actions for soil, soil gas, or groundwater been performed for this site?

☐ Yes ☐ No

If yes, describe remedial actions performed:

2. Is groundwater monitoring being performed at the site?

- ☐ Yes ☐ No

If yes, list the contaminants monitored and concentration distribution:

3. Were light non-aqueous phase liquids (LNAPL) or dense non-aqueous phase liquids (DNAPL) present?

- ☐ Yes ☐ No

4. If yes, specify which were present (check all that apply)?

- ☐ LNAPL ☐ DNAPL

5. If yes, were the LNAPL and or DNAPL removed to the extent practical?

- ☐ Yes ☐ No

6. What was the land use for the cleanup scenario?

- ☐ Unrestricted
- ☐ Residential
- ☐ Commercial/Industrial
- ☐ Other

7. Were any environmental regulatory letters or orders sent in association with the property? If yes, provide copies with this questionnaire.

- ☐ General Correspondence
- ☐ California Water Code 13267 Order
- ☐ Cleanup and Abatement Order (CAO)
- ☐ Notice of Violation (NOV)
- ☐ Administrative Civil Liability (ACL)
- ☐ No Further Requirements (NFR)
- ☐ Others (Specify): _____
- ☐ No environmental regulatory letters or orders have been produced for the site.

8. Was site closure achieved and approved by the appropriate agency

- ☐ Yes ☐ No ☐ Not applicable

This questionnaire shall be signed below by a principal, an executive of the company, or other authorized representative of the company in accordance with the following statement:

I certify under penalty of law that this document and all attachments were prepared by me, or under my direction or supervision, in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Signature: _____

Date: _____

Printed Name: _____

Title: _____

Telephone: _____

E-Mail: _____

Chemical Inventory Form

Site Address: 1878, 1886, 1890, 1910, 1919, and 1920 Santa Anita Avenue, South El Monte, California 91733

1. Chemical Name: _____
2. Common/Trade Name: _____
3. Quantity Stored: _____
4. Storage Method: ☐ Underground Tank ☐ Drums
☐ Above-ground tank ☐ Other (specify) _____
5. Waste Disposal: ☐ Sewer ☐ Onsite recycling
☐ Hauled ☐ Offsite recycling
6. Is the waste treated prior to disposal? ☐ Yes ☐ No
7. Is manifest documentation available for designated waste streams? If yes, provide copies with this questionnaire. ☐ Yes ☐ No

**CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD
LOS ANGELES REGION
SITE AUDIT QUESTIONNAIRE**

You are required to complete this Site Audit Questionnaire to provide supplemental information to the Chemical Use Questionnaire and site inspection by Board staff. Site Audit Questionnaire are typically required of sites for several reasons including, those which have been developed for many years and have used various chemicals through the history of their operation. Your facility is located geographically within the area where sampling results indicate the presence of organic contaminants in the groundwater.

Pursuant to Section 13267(b) of the California Water Code, we request that you answer the questions included in the attached questionnaire as regarding you facility. Please sign and submit this information to the Regional Board.

THIS QUESTIONNAIRE SHALL BE SIGNED BELOW AS FOLLOWS:

By a principal executive office, a duly authorized representative, a general partner, the proprietor, or other duly authorized employee.

This questionnaire has been completed under penalty of perjury and to the best of my knowledge, is true and correct.

SIGNATURE _____ **DATE** _____

PRINTED NAME _____

TITLE _____ **PHONE** _____

CONTACT NAME _____

TITLE _____ **PHONE** _____

FACILITY NAME _____

ADDRESS _____

FILE NUMBER _____

FILE# _____

(Please attach and reference additional pages as necessary)

I. GENERAL DESCRIPTION OF SITE (Attach a facility plan or map if available).

Describe the physical characteristics of the site, including but not limited to the following:

A. Changes in physical plant (e.g. tanks, degreasers, pipelines, clarifiers/sumps/septic tanks installed or removed)?

1. Describe these changes, giving date, nature of change and location.

2. If any of the above were removed, was the removal supervised or permitted by a governmental agency? Specify which agency and when the removal occurred. Attach copies of permits and/or reports.

3. If available, provide the number of the tanks (aboveground and underground) maintained and the volume of them.

- B. Past and present storm water drainage system, sanitary sewer systems, including septic tank(s) and subsurface disposal field(s).**

- C. Any and all additions, demolitions, or changes of any kind to physical structures on, under, or about the site, or to the property itself (e.g. excavation work) and state the dates on which such changes occurred.**

- D. Have there been any changes in general plant design or construction? Describe, and provide dates.**

II. SITE USE AND OPERATIONS

- A. Identify all prior owners of the site and the dates of their ownership.**

- B. Identify the prior operators and lessees of the site, for each such operator or lessee , further identify:**

- a. The dates of their operation at the site.**

- b. The nature of their operations at the site.**

- c. All evidence that hazardous materials were released or threatened to be released at the site during the period in which they were operating at the site.

C. Describe the major processes involved in operation:

1. List all processes in which solvents are used.

- D. Provide a historical summary of chemicals used (including the technical name, ingredients, quantity stored) on site and usage rate for the past ten years.

- E. From whom are chemicals purchased? In what quantities are they received?

III. WASTES AND WASTE MANAGEMENT

- A. What are the sources of industrial waste from site? (Identify sources by process, composition of wastes generated and approximate quantities)

B. Where and how is waste being stored?

C. How long is waste stored?

D. What wastes are stored?

E. Are wastes being manifested properly?

F. Waste disposition

- a) Dumpster_____
- b) Ground around facility_____
- c) Left at remote site_____
- d) Municipal trash_____
- e) On site recycling, treatment, reclamation_____
- f) Offsite recycling, treatment, reclamation_____
- g) Septictank_____
- h) Sewer_____
- i) Transported to Landfill/Dump_____
- j) Transported to hazardous waste facility by waste hauler (Identify facility and Hauler)

k) Other(Specify)_____

l) Identify any changes in the above over time, giving date and nature of change
