

State Water Resources Control Board

UNDERGROUND STORAGE TANK (UST) CASE CLOSURE SUMMARY

Lead Agency Information

Lead Agency Name: State Water Resources Control Board (State Water Board)	Address: 1001 I Street Sacramento, CA 95814
Case Manager: Dayna Cordano	Case No.: T0603713873

Case Information

UST Cleanup Fund (Fund) Claim No.: 19222	Global ID: T0603713873
Case Name: El Rodeo School	Site Address: 605 Whittier Drive Beverly Hills, CA 90210 (Site)
Responsible Party Beverly Hills Unified School District Attention: Dr. Alex Cherniss	Address: 624 North Rexford Drive Beverly Hills, CA 90210-3312
Fund Expenditures to Date: \$990,122	Number of Years Case Open: 18

GeoTracker Case Record: <http://geotracker.waterboards.ca.gov/?gid=T0603713873>

Summary

The [Low-Threat Underground Storage Tank Case Closure Policy \(Policy\)](#)¹ contains general and media-specific criteria. Sites that meet Policy criteria are appropriate for closure pursuant to the Policy because they pose a low threat to human health, safety, and the environment. The Site meets all Policy criteria and therefore, case closure is appropriate.

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https://www.waterboards.ca.gov/board_decisions/adopted_orders/resolutions/2012/rs2012_0016atta.pdf

E. JOAQUIN ESQUIVEL, CHAIR | ERIC OPPENHEIMER, EXECUTIVE DIRECTOR

This Site is an elementary school that is part of the Beverly Hills Unified School District. One 2,000-gallon diesel UST was removed in August 1998 and one 4,000-gallon fuel oil UST was closed in place. An unauthorized release was reported in 2007 in the vicinity of the fuel oil UST. In 2008, the UST was removed, and about 730 tons of soil was excavated from the UST pit. The impacted soil was excavated to the west and south of the UST to a depth of around 25 feet below ground surface. The excavated soil was later disposed of off-site.

Since 2008, 14 groundwater monitoring wells have been installed at the Site. Between November 2008 and July 2016, a total of 69.3 gallons of free product were removed by vacuum trucks, balers, submersible pumps, and absorbent socks. A Chemical Enhanced Oil-Phase Recovery pilot test was implemented in 2016 to remove the remaining product. Approximately 23 gallons of product were removed during this pilot test. Most recent groundwater monitoring events have indicated that the remaining petroleum hydrocarbon plume is stable and decreasing in areal extent.

Remaining petroleum constituents are limited, stable, and decreasing and further assessment will not alter the conceptual site model significantly. Remaining petroleum constituents associated with the case do not pose a significant risk to human health, safety, or the environment under current conditions and property use.

Rationale for Closure Under the Policy

- **General Criteria – Site MEETS ALL EIGHT GENERAL CRITERIA** under the Policy.
- **Groundwater Media-Specific Criteria – Site Meets Criteria 1, Class 5.** The regulatory agency determines, based on an analysis of site-specific conditions that under current and reasonably anticipated near-term future scenarios, the contaminant plume poses a low threat to human health and safety and to the environment and water quality objectives will be achieved within a reasonable time frame.
- **Petroleum Vapor Intrusion to Indoor Air – Site Meets Criteria 2 (a), Scenario 4 With a Bioattenuation Zone.** Soil gas samples were collected beneath or adjacent to the existing or planned building at a depth of at least five feet below the bottom of the building foundation or at least five feet below ground surface for future construction. Concentrations of total petroleum hydrocarbons as gasoline and diesel combined in soil are less than 100 milligrams per kilogram (measured in at least two depths within the five-foot zone). Oxygen in soil gas is $\geq 4\%$ measured at the bottom of the five-foot zone. Soil gas concentrations are less than those specified in Appendix 4, Scenario 4 (2 of 2) in the Policy, as applicable.
- **Direct Contact and Outdoor Air Exposure – Site Meets Criteria 3 (a).** Maximum concentrations of petroleum constituents in soil are less than or equal to those listed in Table 1 of the Policy for the specified depth below ground surface.

El Rodeo School, T0603713873
605 Whittier Drive, Beverly Hills

Recommendation for Closure

The corrective action conducted for this case ensures that any residual petroleum constituents associated with the case pose a low threat to human health, safety, and the environment. The corrective action was 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. As such, case closure is recommended.

Prepared by:

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9/26/2025

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10/14/2025

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