



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION 9

75 Hawthorne Street
San Francisco, CA 94105-3901

October 25, 2012

Mr. John Mazzetti
33509 Valley Center Road
Valley Center, CA 92082

Subject: No Further Action (NFA) for the Frank Mazzetti Mini Mart UST Facility
33509 Valley Center Road, Valley Center, CA (EPA ID# RINC-001)

Dear Mr. Mazzetti:

The U.S. Environmental Protection Agency (EPA) has reviewed the "Underground Storage Tank (UST) Removal" Report (the "Report") for Frank Mazzetti Mini Mart (the "Site"), dated August 20, 2012, that was prepared by PIC Environmental Services (PES). The Report documents the removal of two 8,000 gallon USTs and associated UST system components by Jauregui and Culver, Inc., and subsequent soil sampling and analysis by PES during the week of August 13, 2012. The sections below provide historical information on the Site, discussions of the soil sampling and analytical results, and the conclusions of EPA and the Environmental Program for the Rincon Band of Luiseno Indians regarding the current status of the Site.

Previous UST Operations and Future Use of the Site

Based on the information in EPA's files, a fueling station and convenience store were operated at the Site from 1985 until August 2012. Both of the fiberglass-clad steel (i.e., composite) USTs stored gasoline and the fiberglass piping was of double-wall construction. Based on your discussion via telephone on October 11, 2012 with Chris Prokop, of my staff, you intend to continue operating the convenience store after the parking lot has been repaved.

UST Removal, Soil Sampling and Hydrocarbon Releases at the Site

During the week of August 13, 2012, Jauregui and Culver, Inc. removed the two UST systems at the Site. Representatives of the Environmental Department and the Fire Department for the Rincon Band of Luiseno Indians oversaw the UST removals and associated work. The Report notes that both USTs and the associated piping were free of holes and in good condition. The UST system components, rinsate and associated waste materials were properly recycled/disposed offsite, with the appropriate documentation.

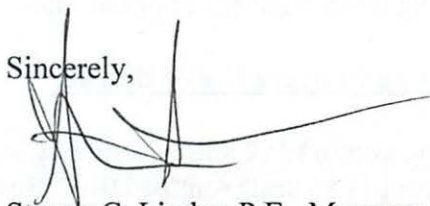
Shortly after the UST system removals, PES collected and analyzed in-situ soil samples from below the two USTs (four samples), below the piping (four samples) and below the dispensers (three samples). All soil samples were analyzed for volatile organic compounds (VOCs), including fuel oxygenates, by EPA Method 8260B, and total petroleum hydrocarbons as gasoline (TPHg) by EPA Method 8015. In addition, all soil samples were collected in accordance with EPA Method 5035.

Hydrocarbon releases to soil at the Site were confirmed based on analytical detections at lower concentrations for benzene, toluene, ethylbenzene, total xylenes, naphthalene, 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, isopropylbenzene, n-propylbenzene, n-butylbenzene, ethanol and TPHg. However, none of the concentrations for the individual VOCs exceeded EPA Region 9's Regional Screening Levels (RSLs) for residential soil. Most of the hydrocarbon detections were associated with in-situ soil below dispenser #1.

Conclusion

As noted above, the analytical results for the soil samples that were collected at the Site following the UST removals documented petroleum contamination. However, none of the VOC concentrations exceeded EPA Region 9's RSLs for residential soil. For this reason, EPA and the Environmental Program for the Rincon Band of Luiseno Indians are not requiring further action for the Site at this time. However, if additional information becomes available in the future regarding petroleum contamination in soil and/or groundwater at the Site, EPA or the Rincon Band of Luiseno Indians may require additional site work. If you have any questions regarding this letter, please contact Mr. Prokop at (415) 972-3363.

Sincerely,



Steven C. Linder, P.E., Manager
Underground Storage Tanks Program Office

cc: Chris Prokop, EPA (copy to site file)
Tiffany Wolfe, Environmental Program Coordinator, Rincon Band of Luiseno
Indians