

Los Angeles Regional Water Quality Control Board

April 21, 2026

Mr. Joseph Chahayed
Joe's Service Center LLC
15 West Woodbury Road
Altadena, CA 91001-5617

UNDERGROUND STORAGE TANK PROGRAM – NON-CASE DETERMINATION

JOE'S SERVICE CENTER, LLC.
15 WEST WOODBURY ROAD, ALTADENA (GLOBAL ID NO. T10000024722, CASE NO. 10291282)

Dear Mr. Chahayed:

The California Regional Water Quality Control Board, Los Angeles Region (Los Angeles Water Board), is the public agency with primary responsibility for the protection of groundwater and surface water quality for all beneficial uses within Los Angeles and Ventura Counties. As such, the Los Angeles Water Board is the lead regulatory agency for overseeing corrective actions (assessment and/or monitoring activities) and cleanup of releases from leaking underground storage tank (UST) systems at the subject site (Site).

On March 10, 2026, the County of Los Angeles Department of Public Works transmitted the following document for the Site to the Los Angeles Water Board for review:

- "Underground Storage Tank Removal Report" (Report) dated January 20, 2026, prepared by Atlas Environmental Engineering, Inc.

The document indicates as follows:

- The Site previously operated as a fuel station, convenience store, and auto repair shop. One 12,000-gallon, one 10,000-gallon, and one 6,000-gallon gasoline USTs were used at the Site. The site currently operates as a gas station and convenience store.
- On December 31, 2025, the three USTs and their associated piping were removed from the Site. No odor or visible staining was noted from excavated soil. A total of 14 soil samples: 1A, 1B, 2A, 2B, 3A, 3B, D1-2 through D4-2, PL1-2 through PL9-2, and VL, were collected beneath the USTs, product line and dispensers. Samples

DAVID NAHAI, CHAIR | SUSANA ARREDONDO, EXECUTIVE OFFICER

1A, 1B, 2A, 2B, 3A, 3B were collected beneath the USTs between 15 and 19 feet (ft) below ground surface (bgs). Samples D1-2 through D4-2, PL1-2 through PL9-2, and VL were collected beneath the dispensers, product line, and vapor line at a 4 ft bgs.

- The soil samples were analyzed for:
 - Total petroleum hydrocarbons as gasoline (TPHg) by Environmental Protection Agency (EPA) Method 8015B, and
 - Volatile organic compounds including fuel oxygenates and ethanol by EPA Method 8260B.

The laboratory results for the soil samples indicated maximum concentrations of:

- VOCs:
 - 0.162 milligrams per kilogram (mg/kg) of toluene in soil sample 1A,
 - 0.12 mg/kg of ethylbenzene in soil sample 1A,
 - 0.78 mg/kg of xylenes in soil sample 1A,
 - 55.2 mg/kg of ethanol in soil sample 1A,
 - All other VOCs were not detected in any of the samples.
- TPH:
 - 22.3 mg/kg of TPHg in soil sample 1A.

It was noted that one underground dispenser containment, parts of the product and vapor line, vent piping and parts of the UST system components were not removed during the 2026 due to poor weather conditions. These items

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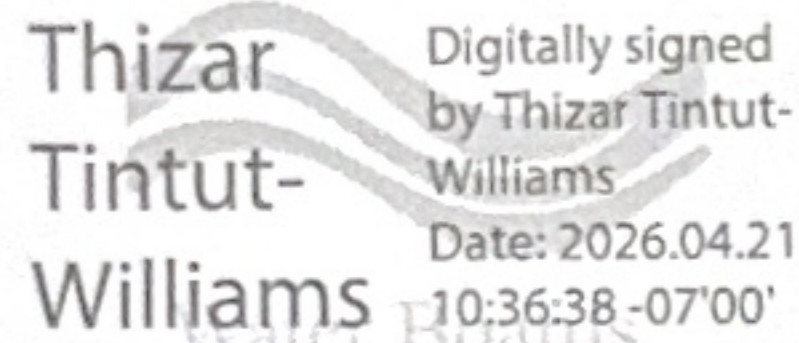
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April 21, 2026

If you have any questions, please contact Mr. Joseph King at (213) 576-6745 or at joseph.king@waterboards.ca.gov.

Sincerely,

Thizar
Tintut-
Williams



Digitally signed
by Thizar Tintut-
Williams
Date: 2026.04.21
10:36:38 -07'00'

Thizar Tintut-Williams
Program Manager
Underground Storage Tank Program

cc (via email):

Tim Smith, Los Angeles County Department of Public Works
Jose Perez, Los Angeles County Department of Public Works
Kevin Kerner, Atlas Environmental Engineering, Inc.
Karl Kerner, Atlas Environmental Engineering, Inc.