

State Water Resources Control Board

UNDERGROUND STORAGE TANK (UST) CASE CLOSURE SUMMARY

Agency Information

Agency Name: Santa Ana Regional Water Quality Control Board (Santa Ana Board)	Address: 3737 Main Street, Suite 500 Riverside, CA 92501
Agency Caseworker: Kyle Wright	Case No.: 083601573T

Case Information

UST Cleanup Fund (Fund) Claim No.: 3226	Global ID: T0607100176
Site Name: Wahl's Texaco	Site Address: 40553 Big Bear Boulevard Big Bear Lake, CA 92513
Responsible Party: McWhirter Real Estate & Investment Co., Inc. Attn: Donna McWhirter	Address: 10523 Penfield Avenue Chatsworth, CA 91311
Fund Expenditures to Date: \$1,495,000	Number of Years Case Open: 33

GeoTracker Case Record: <http://geotracker.waterboards.ca.gov/?gid=T0607100176>

Summary

This case has been proposed for closure by the State Water Resources Control Board at the request of the Santa Ana Regional Water Quality Control Board, which concurs with closure.

The Low-Threat Underground Storage Tank Case Closure Policy (Policy) contains general and media-specific criteria, and cases that meet those 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 of the required criteria of the Policy and therefore, is subject to closure.

This case currently operates as a commercial fueling facility located on the southwest corner of Big Bear Boulevard and Paine Road. An unauthorized release was reported in May 1990 when the Big Bear Fire Department encountered free product in a test well located at the site. In August 1990, three gasoline underground storage tanks (UST) were removed from the site and replaced with two 10,000-gallon USTs feeding six fuel dispensers. Soil vapor extraction was conducted between March 2002 and December

E. JOAQUIN ESQUIVEL, CHAIR | EILEEN SOBECK, EXECUTIVE DIRECTOR

Wahl's Texaco, T0607100176
40553 Big Bear Boulevard, Big Bear Lake

2002. Groundwater extraction was conducted between June 2000 and March 2012, removing 9.2 million gallons of impacted groundwater. Concentrations of petroleum constituents in soils in post-remediation confirmation samples are below the limits in Table 1 of the Policy and are protective of human health.

Since 1990, 21 groundwater monitoring wells have been installed and monitored regularly through February 2015. Remaining groundwater concentrations of petroleum hydrocarbons exist at low concentrations. Concentrations exceeding water quality objectives are well defined and decreasing in aerial extent. There are no public water supply wells within 1,000 feet of the projected plume boundary; however, Big Bear Lake is located approximately 590 feet northwest of the projected plume boundary. Concentrations of petroleum constituents have been decreasing over time, and it is unlikely that the remaining contaminants will impact Big Bear Lake. Site groundwater monitoring wells were destroyed in November 2019 with lead agency approval.

Depth to groundwater onsite ranged from 0.75 to 5.15 feet below ground surface in 2017. Vapor samples were not collected onsite; however, concentrations of benzene in groundwater were slightly above water quality objectives and are far below groundwater thresholds in the Policy that are protective of human health. Based on remaining low concentrations of petroleum constituents in groundwater and soils, complete vapor intrusion pathways are unlikely to exist onsite. Additionally, the site is an active fueling station and exposure to petroleum vapors associated with historical fuel system releases is comparatively insignificant relative to exposures from small surface spills and fugitive vapor releases that typically occur at active fueling facilities.

Remaining petroleum constituents are limited, stable, and decreasing. Additional assessment would be unnecessary and will not likely change the conceptual model. Any remaining petroleum constituents do not pose significant risk to human health, safety, or the environment under current conditions.

Rationale for Closure Under the Policy

- General Criteria – Site **MEETS ALL EIGHT GENERAL CRITERIA** under the Policy.
- Groundwater Media-Specific Criteria – Site meets the criteria in **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, 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 (b)**. A Site-specific risk assessment for the vapor intrusion pathway was conducted under the policy and demonstrates that human health is protected to the satisfaction of the regulatory agency.

Wahl's Texaco, T0607100176
40553 Big Bear Boulevard, Big Bear Lake

- Direct Contact and Outdoor Air Exposure – Site meets **Criteria 3 (a)**. Maximum concentrations of petroleum constituents in soil from confirmation soil samples are less than those listed in Table 1 of the Policy.

Recommendation for Closure

The corrective action performed at this Site ensures the protection of human health, safety, and the environment. The corrective action performed at this Site is 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. Case closure is recommended.

Reviewed By:



Matthew Cohen, P.G. No. 9077
Senior Engineering Geologist

1/24/2023

Date

