State Water Resources Control Board

UNDERGROUND STORAGE TANK (UST) CASE CLOSURE SUMMARY

Agency Information

Agency Name: Orange County Health Care Agency Division of Environmental Health	Address: 1241 East Dyer Road, Suite 120 Santa Ana, CA 92705
Agency Caseworker: Tamara Escobedo	Case No.: 87UT226

Case Information

UST Cleanup Fund (Fund) Claim No.: 5462	Global ID: T0605900556
Site Name: Mobil #18-HDR	Site Address: 3195 Harbor Boulevard Costa Mesa, CA 92626 (Site)
Responsible Party: ExxonMobil Oil Corporation Attention: Kenneth Drake	Address: 22777 Springwoods Village Parkway Spring, Texas 77389
Fund Expenditures to Date: $1,490,000	Number of Years Case Open: 35

GeoTracker Case Record: http://geotracker.waterboards.ca.gov/?gid=T0605900556

Summary

This case has been proposed for closure by the State Water Resources Control Board at the request of the Orange County Health Care Agency (County), 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.

The Site is a former commercial petroleum fueling facility currently developed as a commercial property. An unauthorized release was reported in November 1987 following the removal and replacement of three gasoline USTs and one waste-oil UST. During UST removal and replacement, 752 tons of petroleum-impacted soil were excavated and removed from the Site. In October 1994, 206 tons of petroleum-

impacted soil were excavated from beneath the dispenser island areas. Groundwater extraction was conducted between 1995 and 1996, removing 404,537 gallons of petroleum-impacted groundwater. Soil vapor extraction was conducted intermittently between 1996 and 1999, removing 4,152 pounds of vapor-phase hydrocarbons. Dual-phase extraction was conducted in both 2000 and 2003, removing cumulatively 339 pounds of vapor-phase hydrocarbons and 1,350 gallons of petroleum-impacted groundwater. Soil vapor extraction was conducted again between 2006 and 2008, removing approximately 4,307 pounds of vapor-phase gasoline hydrocarbons. In October 2008, the newer USTs were removed, and the excavated soil was used as backfill. In 2011, during Site redevelopment activities, an additional 1,695 tons of petroleum-impacted soil were excavated and removed from the Site.

Currently, the only contaminant of significance remaining in the subsurface is methyl tert-butyl ether (MTBE) dissolved in groundwater. The MTBE is not present in groundwater samples collected from monitoring wells located on the Site, but rather in monitoring wells located downgradient of the Site at concentrations just slightly above the water quality objective for MTBE. The dissolved MTBE emanating from the subject Site no longer poses a threat to human health or the environment. Maximum concentrations of benzene, ethylbenzene, and naphthalene in soil are less than or equal to those listed in Table 1 of the Policy for the specified depths below ground surface (bgs). There are no soil sample results in the case record for polycyclic aromatic hydrocarbons (PAHs); however, based on the extent of soil excavation and other remediation efforts, it is unlikely concentrations of PAHs would exceed the Table 1 values in shallow soil. Therefore, it has been determined maximum concentrations of petroleum constituents in soil are less than levels that a site-specific risk evaluation would demonstrate will have a significant risk of adversely affecting human health.

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 (a), Scenario 3**. As applicable, the extent of the bioattenuation zone, oxygen concentrations in soil gas, concentrations of total petroleum hydrocarbons as gasoline and diesel

combined in soil, and dissolved concentrations of benzene in groundwater meet the Policy.

- Direct Contact and Outdoor Air Exposure – Site **meets Criteria 3 (b)**. Maximum concentrations of petroleum constituents in soil are less than levels that a site-specific risk assessment demonstrates will have no significant risk of adversely affecting human health.

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.

Prepared by:

06/22/2023

William E. Brasher
Water Resource Control Engineer

Date

Reviewed By:

06/22/2023

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Date