

## State Water Resources Control Board

### UNDERGROUND STORAGE TANK (UST) CASE CLOSURE SUMMARY

#### Agency Information

Agency Name: Orange County Public Health Services, Environmental Health	Address: 1241 East Dyer Road, Suite 120 Santa Ana, CA 92705
Agency Caseworker: Tamara Escobedo	Case No.: 86UT178

#### Case Information

UST Cleanup Fund (Fund) Claim No.:11723	Global ID: T0605900229
Site Name: Mobil #18-H9N	Site Address: 1199 S Beach Boulevard La Habra, CA 90631 (Site)
Responsible Party ExxonMobil Oil Corporation Attention: Homero Gonzalez	Address: 22777 Springwoods Village Parkway Spring, Texas 77389
Fund Expenditures to Date: \$1,490,000	Number of Years Case Open: 38

**GeoTracker Case Record:** <http://geotracker.waterboards.ca.gov/?gid=T0605900229>

#### 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 Public Health Services, Environmental Health Division, 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 operated as a gasoline station from 1968 to 2006. The lot remained vacant until it was redeveloped in 2019. The Site is currently occupied by a restaurant. On September 23, 1986, one 280-gallon used-oil UST was replaced with a 500-gallon used-oil UST due to failure during a pressure test. In January 2006 two 10,000-gallon double-walled fiberglass gasoline USTs, one 12,000-gallon double-walled fiberglass gasoline UST, one 1,000-gallon double-walled fiberglass used-oil UST, four multiple

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

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product dispensers, and all associated piping were removed from the Site along with 29.78 tons of soil.

Periodic free product removal occurred between 1991 and 2001, removing 943 gallons of free product from the subsurface. Significant remediation occurred at the Site including dual phase extraction, soil vapor extraction/air sparge, and in-situ chemical oxidation injection. Remediation activities resulted in the cumulative reported removal of 13,243.95 pounds of vapor-phase petroleum hydrocarbons, 382,978 gallons of groundwater, and 179.78 tons of soil.

Since 1992, 63 groundwater monitoring and remediation wells have been installed and monitored regularly. During 2017, eighteen groundwater monitoring and remediation wells were destroyed under permit prior to property redevelopment. During 2022, seven air sparge/soil vapor extraction wells were destroyed under permit. No free product remains and the contaminant plume is stable and decreasing.

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 4**. The concentrations of benzene, ethylbenzene, and naphthalene in soil gas are less than the Policy limits as it applies to the bioattenuation zone, land use, and existing or planned future building structures at the Site.
- 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 or equal to 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.

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Dayna Cordano, P.G. No. 9694  
Senior Engineering Geologist

05/21/2024

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