UNDERGROUND STORAGE TANK (UST) CASE CLOSURE SUMMARY

Agency Information

Agency Name: Santa Ana Regional Water Quality Control Board (Santa Ana Water Board)	Address: 3737 Main Street, Suite 500 Riverside, CA 92501
Agency Caseworker: Miguel Oviedo	Case No.: 083003428T

Case Information

UST Cleanup Fund (Fund) Claim No.: 14419	Global ID: T0605902268
Site Name: Stop N Shop	Site Address: 1190 West Ball Road Anaheim, CA 92802 (Site)
Primary Responsible Party A.L.I., Inc. Attention: Abdul Ismail Responsible Party #2 Sara & Bamdad LLC Attention: Hooshang Kharabef Responsible Party #3 Frydoun Sheikpour	Address: 5025 Hampton Street Los Angeles, CA 90058 1400 North Kraemer Blvd, #363 Placentia, CA 92871 4052 W 160th Street #A Lawndale, CA 90260
Fund Expenditures to Date: $509,023	Number of Years Case Open: 25

GeoTracker Case Record: http://geotracker.waterboards.ca.gov/?gid= T0605902268

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.

The site currently operates as a fueling station and a convenience store. An unauthorized leak was reported on March 18, 1999, following the removal of one 10,000-gallon diesel UST, three 10,000-gallon gasoline USTs, and eight fuel dispensers. During UST removal activities, 524.37 tons of impacted soil were excavated and disposed of offsite. Three new double walled USTs, double walled piping, and new dispenser islands were installed during March 1999.

Soil vapor extraction was conducted between May 2007 through November 2008 and from March 2011 to September 2011, removing 10,245 pounds of vapor-phase petroleum hydrocarbons and 82 gallons of water from the subsurface. Since 2001, eight groundwater monitoring/remediation wells have been installed and monitored. Groundwater monitoring conducted through 2016 has indicated that the petroleum hydrocarbon plume at the site is stable and decreasing in areal extent.

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 1**. The contaminant plume that exceeds water quality objectives is less than 100 feet in length. There is no free product. The nearest existing water supply well or surface water body is greater than 250 feet from the defined plume boundary.
- Petroleum Vapor Intrusion to Indoor Air – Site meets **Criteria 2 (a), Scenario 2**. There is a bioattenuation zone that provides a separation of at least 30 feet both laterally and vertically between the Light Non-Aqueous Phase Liquid in soil and the foundation of existing or potential buildings. Concentrations of total petroleum hydrocarbons as gasoline and diesel combined in soil are less than 100 milligrams per kilogram throughout the entire depth of the bioattenuation zone.
- 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.

Prepared by:

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8/15/2024
Date

Reviewed By:

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

8/15/2024
Date