REVIEW SUMMARY REPORT – CLOSURE
THIRD REVIEW – SEPTEMBER 2019

Case Information

Cleanup Fund (Fund) Claim No.: 18198	GeoTracker Global ID: T0605924193
Site Name: College Park Mobil	Address (Site): 4000 Lampson Avenue Seal Beach, CA 90740
Responsible Party (RP): Nirvair Corporation Attn: Moti Balyan	Address (RP): 5960 Canoga Avenue Woodland Hills, CA 91367
Claimant: Nirvair Corporation Attn: Bhupinder S. Mac	Address (Claimant): Same as RP
Fund Expenditures to Date: $1,186,215	Number of Years Case Open: 18
Fund Budget Category: CAP/REM – Corrective Action Plan/Remediation	

Agency Information

Agency Name: Orange County Health Care Agency, Division of Environmental Health	Address: 1241 E. Dyer Rd., Suite 120 Santa Ana, CA 92705-4720
Agency Caseworker: Geniece Higgins	Case No.: 00UT039

This Review Summary Report is based on documents available in GeoTracker. To View the public documents for this case available in GeoTracker, use the following URL: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0605924193

Summary

The Low-Threat Underground Storage Tank (UST) Case Closure Policy (Policy) contains general and media-specific criteria, and cases that meet those criteria are appropriate for closure pursuant to the Policy. This case meets all of the required criteria of the Policy. Highlights of the case follow:

The Site is an active commercial petroleum fueling facility. An unauthorized release was reported in December 2001 following the replacement of UST system piping. There is no documentation of petroleum hydrocarbon impacted soil excavation/removal during the piping replacement. Groundwater extraction (GWE), soil vapor extraction, dual phase extraction and air sparging pilot tests have been conducted at the Site. A high vacuum dual phase extraction system operated from October 2015 to March 2016 with GWE continuing until July 2016. These remedial activities removed approximately 75 pounds of vapor-phase total petroleum hydrocarbons as gasoline and approximately 1.49 million

gallons of contaminated groundwater. Active remediation has not been conducted at the Site since July 2016. System operation data indicates that recovery of methyl tertiary-butyl ether (MTBE) and tertiary butyl alcohol (TBA) have reached the engineering limits of the system design. Since 2007, twenty-eight groundwater monitoring wells have been installed and regularly monitored. Although well screens have been placed at varying intervals, a review of the water levels indicate that groundwater zones are hydraulically interconnected beneath the Site. According to groundwater data, except for MTBE, water quality objectives (WQOs) have been achieved for all constituents. Although the State Water Resources Control Board (State Water Board) Division of Drinking Water Response Level for TBA has not been achieved in monitoring well MW2D, concentrations of TBA in monitoring wells MW2M, MW8, MW9, MW12D, MW14D, MW14E, MW15, MW15D, MW15E, and MW15M (MW15 cluster wells) and MW16D have exhibited non-detectable and decreasing trends since 2016.

The petroleum release is limited to the soil and shallow groundwater. The affected groundwater is not currently being used as a source of drinking water, and it is highly unlikely that the affected groundwater will be used as a source of drinking water in the foreseeable future. Remaining petroleum hydrocarbon constituents are limited and stable, and concentrations are decreasing. Corrective actions have been implemented and additional corrective actions are not necessary. Any remaining petroleum hydrocarbon constituents do not pose a 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.

Media-Specific Criteria

- Groundwater: Site meets the criteria in **Class 5.** The contaminant plume that exceeds WQOs is less than 250 feet in length. There is no free product. Predominant groundwater flow direction is to the north-northwest. A public water supply well is located to the west (crossgradient) from the Site and is greater than 1,000 feet from the defined plume boundary. According to County records, the nearest public water supply well is located to the northeast (crossgradient) from the Site and is greater than 1,000 feet from the defined plume boundary. The dissolved concentration of benzene is less than 3,000 micrograms per liter (µg/L), and the dissolved concentration of MTBE is less than 1,000 µg/L. The nearest surface water body is an artificial lake located approximately 20 feet west (downgradient) of monitoring wells MW15, MW15D, MW15E, and MW15M (MW15 cluster wells) and is situated within the Old Ranch Country Club golf course. The lake is lined and is recharged by a private on-site well. Since 2016, groundwater samples collected from monitoring wells MW8, MW12M, MW14D, MW14E, MW-15 cluster wells and MW16D have exhibited decreasing contaminant plume concentration trends. Based on these supporting evidences, 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 WQOs will be achieved within a reasonable time frame.

- Petroleum Vapor Intrusion to Indoor Air:.
  Onsite: Site meets the **Exception** for vapor intrusion to indoor air. Exposure to petroleum vapors associated with historical fuel system releases are comparatively insignificant relative to exposures from small surface spills and fugitive vapor releases that typically occur at active fueling facilities.
  Offsite: Site meets **Criteria 2 (a), Scenario 4 (1 of 2).** Concentrations of benzene, ethylbenzene, and naphthalene in soil gas are less than the soil gas criteria for soil gas samples collected at least five feet from the bottom of the building foundation or ground surface for future construction**.**
- Direct Contact and Outdoor Air Exposure: Site meets **Criteria 3 (b)**. Maximum concentrations of benzene and ethylbenzene in soil are less than or equal to those listed in Table 1 for the specified depth bgs. For benzene and ethylbenzene, both the 0 to 5 feet bgs concentration limits and the 5 to 10 feet bgs concentration limits for the Commercial site classification have been satisfied. There was no waste oil UST at the Site, therefore poly-aromatic hydrocarbons sampling and analysis was not conducted. There are no soil samples results in the case record for naphthalene, however, groundwater data from the source area wells have not exhibited naphthalene concentrations above laboratory reporting limits since April 2013 groundwater sampling event. Therefore, residual naphthalene concentrations in soil, if any, are de minimis. Maximum concentrations of petroleum constituents in soil are less than levels that a site-specific risk evaluation demonstrates will have no significant risk of adversely affecting human health.

Determination
The Fund Manager has determined that corrective action performed at the Site is consistent with the requirements of Health and Safety code section 25296.10, subdivision (a), and that closure of the case is appropriate.

Recommendation for Closure
Based on available information, residual petroleum hydrocarbons at the Site do not pose a significant risk to human health, safety, or the environment, and the case meets the requirements of the Policy. Accordingly, the Fund Manager recommends that the case be closed. The State Water Board staff will conduct public notification as required by the Policy.

Please contact Ben Heningburg at (916) 449-5605 if you have any questions regarding this matter.

Sincerely,

Original signed and stamped by Ben Henningburg, Professional Geologist on 09/06/2019
Supervising Engineering Geologist
Chief, Hydrology and Engineering Section

Original signed by James Maughan on 09/20/2019
Acting Cleanup Fund Branch Manager
Assistant Deputy Director, Division of Financial Assistance