

State Water Resources Control Board

UNDERGROUND STORAGE TANK (UST) CASE CLOSURE SUMMARY

Agency Information

Agency Name: Orange County Health Care Agency (County)	Address: 1241 East Dyer Road, Suite 120 Santa Ana, CA 92705
Agency Caseworker: Ms. Denamarie Baker	Case No.: 03UT019

Case Information

UST Cleanup Fund Claim No.: None	Global ID: T0605971075
Site Name: Mobil #18-836	Site Address: 25502 Jeronimo Road Mission Viejo, CA 92691 (Site)
Responsible Party: ExxonMobil Environmental Services	Address: 3700 West 190 th Street, NTO Torrance, CA 90504
Attention: Ms. Sylvana M. Azana	
USTCF Expenditures to Date: N/A	Number of Years Case Open: 12

URL: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0605971075

Summary

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. This case meets all of the required criteria of the Policy.

The Site is the former location of a Mobil service station that has been redeveloped as a Sonic Drive-In restaurant. The petroleum release was reported at the former Mobil service station location during 2003. Approximately 74 tons of soil was excavated during UST upgrades in 2004. During 2007, the service station was demolished to facilitate Site redevelopment activities. The four USTs, associated product piping, and approximately 106 tons of soil and pea gravel were excavated and transported off-Site for recycling. A soil vapor extraction system removed approximately 525 pounds of vapor phase total petroleum hydrocarbons between 2009 and 2011. A groundwater pump and treat system recovered and treated approximately 1.5 million gallons of petroleum hydrocarbon contaminated groundwater between 2009 and 2012.

During December 2011, maximum concentrations of benzene, and methyl tertiary butyl ether (MTBE) in soil vapor samples collected from monitoring wells MW12 and MW13R were reported at 0.013 parts per million volume (ppmv), and <0.0020 ppmv, respectively. During August 2014,

Mobil #18-836
25502 Jeronimo Road, Mission Viejo

concentrations of benzene, toluene, ethylbenzene, xylenes, and MTBE in groundwater samples collected from monitoring well MW12 were reported at 3,970 micrograms per liter ($\mu\text{g/L}$), 3,630 $\mu\text{g/L}$, 2,200 $\mu\text{g/L}$, 5,000 $\mu\text{g/L}$, and 98.3 $\mu\text{g/L}$, respectively.

During Site redevelopment and restaurant construction activities, a permitted sub-slab vapor barrier was installed to mitigate potential exposure from vapor intrusion. The contaminant plume that exceeds water quality objectives is less than 100 feet in length. The groundwater flow direction is towards the south to southeast. 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

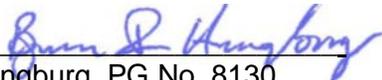
- General Criteria – Site **MEETS ALL EIGHT GENERAL CRITERIA** under the Policy.
- Groundwater Media-Specific Criteria – Site meets the criteria in Class 1. The contaminant plume that exceeds water quality objectives is less than 100 feet in length. There is no free product. The nearest existing water supply well or surface water body is greater than 1,000 feet from the defined plume boundary.
- Petroleum Vapor Intrusion to Indoor Air – Site meets Criteria 2 (c). As a result of controlling exposure through the use of mitigation measures or through the use of institutional or engineering controls, the regulatory agency determines that petroleum vapors migrating from soil or groundwater will have no significant risk of adversely affecting human health.
- 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, the environment and is consistent with chapter 6.7 of the Health and Safety Code and implementing regulations, applicable state policies for water quality control and the applicable water quality control plan, and case closure is recommended.

Prepared By: 
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09/23/15
Date

Reviewed By: 
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Chief, UST Unit III

09/23/15
Date