



EDMUND G. BROWN JR.
GOVERNOR

MATTHEW RODRIGUEZ
SECRETARY FOR
ENVIRONMENTAL PROTECTION

State Water Resources Control Board

UST CASE CLOSURE REVIEW SUMMARY REPORT

Agency Information

Agency Name: Santa Ana Regional Water Quality Control Board, Region 8 (Regional Board)	Address: 3737 Main Street, Suite 500 Riverside, CA 92501
Agency Caseworker: Carl Bernhardt	Case No.: 83003517T

Case Information

USTCF Claim No.: 17266	Global ID: T0605902309
Site Name: Lauterbach Family Trust	Site Address: 302 East 17 th Street, Santa Ana, CA 92706
Responsible Party (RP): Lauterbach Family Trust	Address: 302 East 17 th Street, Santa Ana, CA 92706
USTCF Expenditures to Date: \$301,256	Number of Years Case Open: 13

URL: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0605902309

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. A summary evaluation of compliance with the Policy is shown in **Attachment 1: Compliance with State Water Board Policies and State Law**. The Conceptual Site Model upon which the evaluation of the case has been made is described in **Attachment 2: Summary of Basic Case Information (Conceptual Site Model)**. Highlights of the case follow:

An unauthorized leak was reported in June 1999 following an environmental investigation. Three 10,000 gallon USTs had been removed in 1985. Soil vapor extraction was conducted between August 2005 and September 2006, which removed approximately 1,528 gallons of total petroleum hydrocarbons as gasoline (TPHg). Soil vapor extraction conducted between September 2011 and present, which removed an additional 342 pounds of TPHg. No groundwater remediation has been conducted. According to groundwater data, water quality objectives (WQO) have either been achieved or nearly achieved for all constituents.

The petroleum release is limited to the shallow soil and groundwater. No public supply wells regulated by the California Department of Public Health or surface water bodies were identified within 250 feet of the defined plume boundary. No other water supply wells were identified within 250 feet of the defined plume boundary in files reviewed. Water is provided to water users near the Site by the Metropolitan Water District of Southern California. 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. Other designated beneficial uses of impacted groundwater are not threatened and it is highly unlikely that they will be considering these factors in the context of the site setting.

Remaining petroleum hydrocarbon constituents are limited, stable and concentrations declining. Corrective actions have been implemented and additional corrective actions are not necessary. Any remaining petroleum hydrocarbon constituents do not pose significant risk to human health, safety or the environment.

Rationale for Closure under the Policy

- General Criteria: The case meets all eight Policy general criteria.
- Groundwater: The case meets Policy Groundwater-Specific Criterion 1 by Class 1. The plume that exceeds WQO is less than 100 feet in length. No free product is present. The nearest water supply well or surface water is greater than 250 feet from the defined plume boundary.
- Vapor Intrusion to Indoor Air: The case meets Policy Criterion 2a by Scenario 3a. The maximum benzene concentration is less than 100 µg/L. The minimum depth to groundwater is greater than 5 feet and is overlain by soil containing less than 100 mg/kg of TPHg.
- Direct Contact and Outdoor Air Exposure: The case meets Policy Criterion 3a. Maximum concentrations in soil are less than those in Policy Table 1 for Commercial/Industrial, and the concentration limits for Utility Worker are satisfied. Site pavement prevents direct contact. There are no soil sample results in the case record for naphthalene. However, the relative concentration of naphthalene in soil can be conservatively estimated using the published relative concentrations of naphthalene and benzene in gasoline. Taken from Potter and Simmons (1998), gasoline mixtures contain approximately 2 percent benzene and 0.25 percent naphthalene. Therefore, benzene can be directly substituted for naphthalene concentrations with a safety factor of eight. Benzene concentrations from the Site are below the naphthalene thresholds in Policy Table 1. Therefore, the estimated naphthalene concentrations meet the thresholds in Table 1 and the Policy criteria for direct contact by a factor of eight. It is highly unlikely that naphthalene concentrations in the soil, if any, exceed the threshold.

Objections to Closure and Responses

The Regional Board objects to UST case closure for this case because:

- Confirmation soil samples contained high concentrations of benzene between 40 and 50 feet.
RESPONSE: Water quality objectives for benzene have been achieved. In addition, the case meets Policy Criteria which say that only 5 feet of bioattenuation zone are necessary to protect human health.
- Additional remediation is necessary.
RESPONSE: The case meets Policy criteria. Further remediation is no longer cost effective or necessary.

Determination

Based on the review performed in accordance with Health & Safety Code Section 25299.39.2 subdivision (a), the Fund Manager has determined 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 is conducting public notification as required by the Policy. Orange County has the regulatory responsibility to supervise the abandonment of monitoring wells.

Lisa Babcock

Lisa Babcock, P.G. 3939, C.E.G. 1235

2/25/13

Date

Reviewer: Kirk Larson, P.G.

ATTACHMENT 1: COMPLIANCE WITH STATE WATER BOARD POLICIES AND STATE LAW

The case complies with the State Water Resources Control Board policies and state law. Section 25296.10 of the Health and Safety Code requires that sites be cleaned up to protect human health, safety, and the environment. Based on available information, any residual petroleum constituents at the site do not pose significant risk to human health, safety, or the environment.

The case complies with the requirements of the Low-Threat Underground Storage Tank (UST) Case Closure Policy as described below.¹

<p>Is corrective action consistent with Chapter 6.7 of the Health and Safety Code and implementing regulations? The corrective action provisions contained in Chapter 6.7 of the Health and Safety Code and the implementing regulations govern the entire corrective action process at leaking UST sites. If it is determined, at any stage in the corrective action process, that UST site closure is appropriate, further compliance with corrective action requirements is not necessary. Corrective action at this site has been consistent with Chapter 6.7 of the Health and Safety Code and implementing regulations and, since this case meets applicable case-closure requirements, further corrective action is not necessary, unless the activity is necessary for case closure.</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>Have waste discharge requirements or any other orders issued pursuant to Division 7 of the Water Code been issued at this case?</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>If so, was the corrective action performed consistent with any order?</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> NA</p>
<p>General Criteria General criteria that must be satisfied by all candidate sites:</p> <p>Is the unauthorized release located within the service area of a public water system?</p> <p>Does the unauthorized release consist only of petroleum?</p> <p>Has the unauthorized (“primary”) release from the UST system been stopped?</p> <p>Has free product been removed to the maximum extent practicable?</p> <p>Has a conceptual site model that assesses the nature, extent, and mobility of the release been developed?</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> NA</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>

¹ Refer to the Low-Threat Underground Storage Tank Case Closure Policy for closure criteria for low-threat petroleum UST sites.
http://www.waterboards.ca.gov/board_decisions/adopted_orders/resolutions/2012/rs2012_0016atta.pdf

<p>Has secondary source been removed to the extent practicable?</p> <p>Has soil or groundwater been tested for MTBE and results reported in accordance with Health and Safety Code Section 25296.15?</p> <p>Nuisance as defined by Water Code section 13050 does not exist at the site?</p> <p>Are there unique site attributes or site-specific conditions that demonstrably increase the risk associated with residual petroleum constituents?</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p><u>Media-Specific Criteria</u> Candidate sites must satisfy all three of these media-specific criteria:</p> <p>1. Groundwater: To satisfy the media-specific criteria for groundwater, the contaminant plume that exceeds water quality objectives must be stable or decreasing in areal extent, and meet all of the additional characteristics of one of the five classes of sites:</p> <p>Is the contaminant plume that exceeds water quality objectives stable or decreasing in areal extent?</p> <p>Does the contaminant plume that exceeds water quality objectives meet all of the additional characteristics of one of the five classes of sites?</p> <p>If YES, check applicable class: <input checked="" type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5</p> <p>For sites with releases that have not affected groundwater, do mobile constituents (leachate, vapors, or light non-aqueous phase liquids) contain sufficient mobile constituents to cause groundwater to exceed the groundwater criteria?</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> NA</p>
<p>2. Petroleum Vapor Intrusion to Indoor Air: The site is considered low-threat for vapor intrusion to indoor air if site-specific conditions satisfy all of the characteristics of one of the three classes of sites (a through c) or if the exception for active commercial fueling facilities applies.</p> <p>Is the site an active commercial petroleum fueling facility? Exception: Satisfaction of the media-specific criteria for petroleum vapor intrusion to indoor air is not required at active commercial petroleum fueling facilities, except in cases where release characteristics can be reasonably believed to pose an unacceptable health risk.</p> <p>a. Do site-specific conditions at the release site satisfy all of the applicable characteristics and criteria of scenarios 1 through 3 or all of the applicable characteristics and criteria of scenario 4? If YES, check applicable scenarios: <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input checked="" type="checkbox"/> 3 <input type="checkbox"/> 4</p> <p>b. Has a site-specific risk assessment for the vapor intrusion pathway been conducted and demonstrates that human health is protected to the satisfaction of the regulatory agency?</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> NA</p>

<p>c. As a result of controlling exposure through the use of mitigation measures or through the use of institutional or engineering controls, has the regulatory agency determined that petroleum vapors migrating from soil or groundwater will have no significant risk of adversely affecting human health?</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> NA</p>
<p>3. Direct Contact and Outdoor Air Exposure: The site is considered low-threat for direct contact and outdoor air exposure if site-specific conditions satisfy one of the three classes of sites (a through c).</p> <p>a. Are maximum concentrations of petroleum constituents in soil less than or equal to those listed in Table 1 for the specified depth below ground surface (bgs)?</p> <p>b. Are maximum concentrations of petroleum constituents in soil less than levels that a site specific risk assessment demonstrates will have no significant risk of adversely affecting human health?</p> <p>c. As a result of controlling exposure through the use of mitigation measures or through the use of institutional or engineering controls, has the regulatory agency determined that the concentrations of petroleum constituents in soil will have no significant risk of adversely affecting human health?</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> NA</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> NA</p>

ATTACHMENT 2: SUMMARY OF BASIC CASE INFORMATION (Conceptual Site Model)

Site Location/History

- The Site is located at 302 East 17th Street in Santa Ana and is an active retail mini-market.
- The Site is bounded by North Spurgeon Street to the west, East 17th Street to the north, and businesses to the east and south. The surrounding land use is mixed residential and commercial.
- In April 1999, soil contamination was identified during an environmental investigation.
- Three monitoring wells have been installed and monitored irregularly.
- A Site map showing the location of the former USTs, monitoring wells and groundwater level contours is provided at the end of this summary review.
- Nature of Contaminants of Concern: Petroleum hydrocarbons only.
- Source: UST system.
- Date reported: June 1999.
- Status of Release: USTs removed.
- Free Product: None reported.

Tank Information

Tank No.	Size in Gallons	Contents	Closed in Place/ Removed/Active	Date
1-3	10,000	Gasoline	Removed	1985

Receptors

- GW Basin: Coastal Plain of Orange County.
- Beneficial Uses: Shallow aquifers not used. However deeper aquifer(s) are used for municipal agricultural, industrial and process water supply.
- Land Use Designation: Aerial photograph available on GeoTracker suggests land use in the vicinity of the Site is mixed commercial and residential
- Public Water System: Metropolitan Water District of Southern California, P.O. Box 54153 Los Angeles, CA 90054-0153, (213-217-6000).
- Distance to Nearest Supply Well: According to data available in GeoTracker, there are no public supply wells regulated by California Department of Public Health within 250 feet of the defined plume boundary. No other water supply wells were identified within 250 feet of the defined plume boundary in files reviewed.
- Distance to Nearest Surface Water: There is no identified surface water within 250 feet of the define plume boundary.

Geology/Hydrogeology

- Stratigraphy: The Site is underlain by interbedded and intermixed sand, silt and clay.
- Maximum Sample Depth: 80 feet below ground surface (bgs).
- Minimum Groundwater Depth: 84.48 feet bgs at monitoring well MW-3.
- Maximum Groundwater Depth: 89.40 feet bgs at monitoring well MW-2.
- Current Average Depth to Groundwater: 85 feet bgs.
- Saturated Zones(s) Studied: Approximately 85-95 feet bgs.
- Groundwater Flow Direction: Southeast with an average gradient of 0.01 feet/foot (March 2012).

Monitoring Well Information

Well Designation	Date Installed	Screen Interval (feet bgs)	Depth to Water (feet bgs) (03/06/2012)
MW-1	May 99	70-90	85.34
MW-2	May 99	75-95	85.57
MW-3	May 99	75-95	84.48

Remediation Summary

- Free Product: No free product was documented in GeoTracker.
- Soil Excavation: Unknown.
- In-Situ Soil Remediation: Soil vapor extraction was conducted between August 2005 and June 2012, which removed approximately 1,572 gallons of TPHg. Soil vapor extraction pilot test was conducted between September 2012 and October 2012, which removed 342 pounds of TPHg at a rate of 11 pounds per day.
- Groundwater Remediation: No groundwater remediation has been conducted.

Most Recent Concentrations of Petroleum Constituents in Soil

Constituent	Maximum 0-5 feet bgs [mg/kg and (date)] ^a	Maximum 5-10 feet bgs [mg/kg and (date)] ^a
Benzene	<0.005 (03/05/08)	<0.005 (03/05/08)
Ethylbenzene	<0.005 (03/05/08)	<0.005 (03/05/08)
Naphthalene	NA	NA
PAHs	NA	NA

NA: Not Analyzed, Not Applicable or Data Not Available

mg/kg: milligrams per kilogram, parts per million

<: Not detected at or above stated reporting limit

PAHs: Polycyclic aromatic hydrocarbons

^a: Confirmation soil samples

Most Recent Concentrations of Petroleum Constituents in Groundwater

Sample	Sample Date	TPHg (µg/L)	Benzene (µg/L)	Toluene (µg/L)	Ethyl-Benzene (µg/L)	Xylenes (µg/L)	MTBE (µg/L)	TBA (µg/L)
MW-1	03/06/2012	<100	<1	<1	<1	<2	<2	<20
MW-2	03/06/2012	<100	<1	<1	<1	<2	<2	<20
MW-3	03/06/2012	<100	<1	<1	<1	<2	<2	<20
WQOs	-	--	1	150	300	1,750	5	1,200^a

NA: Not Analyzed, Not Applicable or Data Not Available

--: Region 8 does not have a numeric WQO for TPHg

µg/L: micrograms per liter, parts per billion

<: Not detected at or above stated reporting limit

TPHg: Total petroleum hydrocarbons as gasoline

MTBE: Methyl tert-butyl ether

TBA: Tert-butyl alcohol

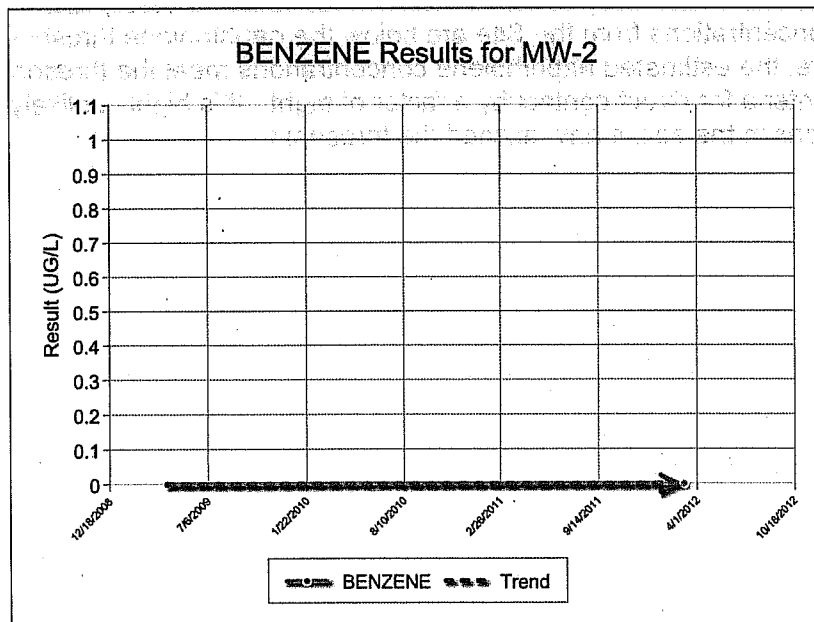
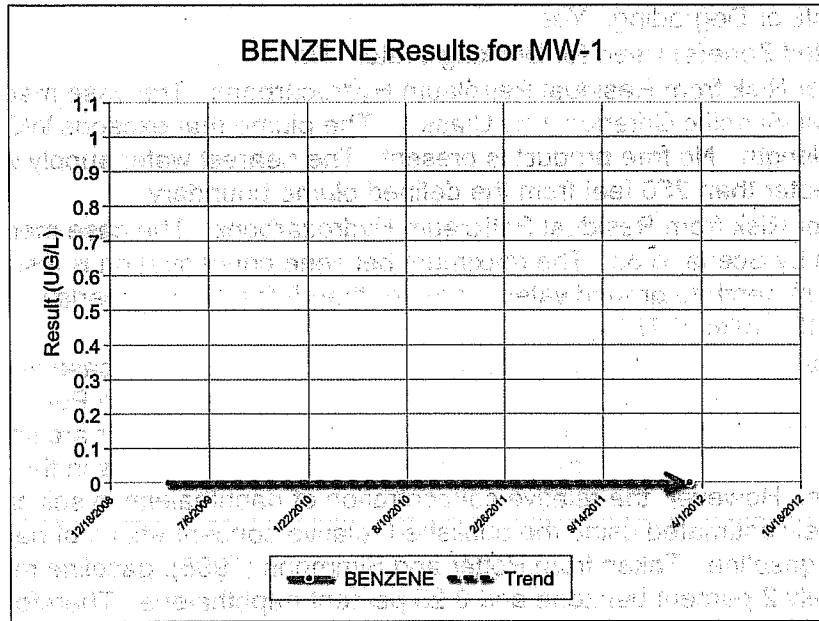
WQOs: Water Quality Objectives, maximum contaminant levels (MCLs)

^a: California Department of Public Health, Response Level

Groundwater Trends:

- There are 13 years of irregular groundwater monitoring data for this case. Benzene trends are shown below: Source Area (MW-1 and MW-2).

Source Area Wells



Evaluation of Current Risk

- Estimate of Hydrocarbon Mass in Soil: None reported.
- Soil/Groundwater tested for methyl tert-butyl ether (MTBE): Yes, see table above.
- Oxygen Concentrations in Soil Vapor: None reported.
- Plume Length: <100 feet long.
- Plume Stable or Degrading: Yes.
- Contaminated Zone(s) Used for Drinking Water: No.
- Groundwater Risk from Residual Petroleum Hydrocarbons: The case meets Policy Groundwater-Specific Criterion 1 by Class 1. The plume that exceeds WQO is less than 100 feet in length. No free product is present. The nearest water supply well or surface water is greater than 250 feet from the defined plume boundary.
- Indoor Vapor Risk from Residual Petroleum Hydrocarbons: The case meets Policy Criterion 2a by Scenario 3a. The maximum benzene concentration is less than 100 µg/L. The minimum depth to groundwater is greater than 5 feet and is overlain by soil containing less than 100 mg/kg of TPHg.
- Direct Contact Risk from Residual Petroleum Hydrocarbons: The case meets Policy Criterion 3a. Maximum concentrations in soil are less than those in Policy Table 1 for Commercial/Industrial and the concentration limits for Utility Worker are satisfied. Site pavement prevents direct contact. There are no soil sample results in the case record for naphthalene. However, the relative concentration of naphthalene in soil can be conservatively estimated using the published relative concentrations of naphthalene and benzene in gasoline. Taken from Potter and Simmons (1998), gasoline mixtures contain approximately 2 percent benzene and 0.25 percent naphthalene. Therefore, benzene can be directly substituted for naphthalene concentrations with a safety factor of eight. Benzene concentrations from the Site are below the naphthalene thresholds in Policy Table 1. Therefore, the estimated naphthalene concentrations meet the thresholds in Table 1 and the Policy criteria for direct contact by a factor of eight. It is highly unlikely that naphthalene concentrations in the soil, if any, exceed the threshold.

