

State Water Resources Control Board

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: Osman Taban	Case No.: 87UT117

Case Information

USTCF Claim No.: N/A	Global ID: T0605900697
Site Name: Target Enterprises	Site Address: 681 South Beach Boulevard Santa Ana, CA 90631 (Site)
Responsible Party: Delta J.C., LLC Attention: Mark Gabay	Address: 9034 West Sunset Boulevard West Hollywood, CA 90631
USTCF Expenditures to Date: \$0	Number of Years Case Open: 28

URL: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0605900697

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 release at the Site was reported in May 1987. Six USTs (five gasoline and one waste oil) were subsequently removed from the Site in August 1998. An unknown amount of soil was excavated and disposed offsite in 1998. Soil vapor extraction (SVE) was conducted between December 1993 and January 1996, which removed approximately 11,500 pounds of total petroleum hydrocarbons. Approximately 750 cubic yards of petroleum impacted soil were disposed offsite during Site redevelopment in 2006. Clean soils (both imported and native excavated) were used to raise the elevation at the former source area by several feet above the previous ground surface to accommodate the foundation for the present building in 2006. Due to the presence of a storm water sewer easement along the eastern property boundary, petroleum impacted soil was left in place near the southeast corner of the parcel. A vapor barrier was placed beneath the building foundation.

Groundwater was recently measured at approximately 3 feet below ground surface and has been impacted by petroleum hydrocarbons. The plume of groundwater exceeding water quality

objectives is less than 250 feet in length. The nearest public supply well and surface water body are greater than 1,000 feet from the Site. Additional corrective action will not likely change the conceptual site model. Residual petroleum constituents pose a low risk to human health, safety, and the environment. 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 2**. The contaminant plume that exceeds water quality objectives is less than 250 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. The dissolved concentration of benzene is less than 3,000 micrograms per liter ($\mu\text{g/L}$), and the dissolved concentration of MTBE is less than 1,000 $\mu\text{g/L}$.
- 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 (b)**. Maximum concentrations of petroleum constituents in soil are less than levels that a site specific risk assessment demonstrates will have no significant risk of adversely affecting human health.

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.



George Lockwood, PE No. 59556
Senior Water Resource Control Engineer

08/13/15

Date