

## State Water Resources Control Board

### 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: Kyle Wright	Case No.: 083000504T

#### Case Information

UST Cleanup Fund (Fund) Claim No.: 2867	Global ID: T0605900402
Site Name: E-Z Serve #100841	Site Address: 2409 West Edinger Avenue Santa Ana, CA 92704 (Site)
Responsible Party:  Restructure Petroleum Marketing Services of California, Inc. Attention: Janet Ceccarelli, CEO  Mohammad Pour Family Trust Attention: Akbar and Raheleh Mohammad Pour, Trustees	Address:  1706 Cottage Way Court Brandon, Florida 33510  2409 West Edinger Avenue Santa Ana, California 92704
Fund Expenditures to Date: \$1,491,560	Number of Years Case Open: 37

**GeoTracker Case Record**: <http://geotracker.waterboards.ca.gov/?gid=T0605900402>

#### 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 source property currently operates as an automotive repair and sales facility and was formerly a commercial petroleum fueling facility. An unauthorized release was reported in July 1987 following the removal of three gasoline USTs in November 1986. In December 2002, a total of 245.36 tons of petroleum-impacted soil was excavated and disposed off-site. The excavation varied in depth from 8 feet below ground surface (ft bgs) to 11 ft bgs. During excavation activities, approximately 500 gallons of water was dewatered from the excavation area and stored in an aboveground storage tank. Dual-Phase Extraction (DPE) was conducted in October 2008, November 2008, December 2010, and February 2011. DPE operations lasted 95 days, cumulatively, removing 19,373 pounds of total petroleum hydrocarbons as gasoline and 184,500 gallons of gasoline-impacted water. Between September 2017 and June 2020, a total of 3.98 gallons of free product were removed via absorbent socks, hand bailing, and pumping.

Since 1982, 28 groundwater monitoring wells and 11 remediation wells have been installed, and monitored periodically. Free product has not been present in Site wells since June 2020. During the December 2020 sampling event, high benzene concentrations were encountered in groundwater at two monitoring wells located on the Site, DPE-12 and MW-22, with concentrations of 2,880 micrograms per liter (µg/L) and 4,200 µg/L, respectively. The groundwater plume has been stable for at least five years. On June 2022, a soil management plan (SMP) was issued to provide guidance for any future soil excavation or land grading activities at the Site. The purpose of the SMP is to protect human health from any residual contaminants found below the ground surface. A copy of the SMP is available on [GeoTracker](https://geotracker.waterboards.ca.gov/?surl=y0vz3):

<https://geotracker.waterboards.ca.gov/?surl=y0vz3>

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 5**. 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 and safety, and to the environment and water quality objectives will be achieved within a reasonable time frame.
- Petroleum Vapor Intrusion to Indoor Air – Site meets **Criteria 2 (a), Scenario 4**. The concentrations of benzene, ethylbenzene, and naphthalene in soil gas

are less than the Policy limits as it applies to the bioattenuation zone, land use, and existing or planned future building structures at the Site.

- Direct Contact and Outdoor Air Exposure – Site meets **Criteria 3 (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 the concentrations of petroleum constituents in soil 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, 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:

*Rameel Shabdin*

Rameel Shabdin  
Engineering Geologist

Revised: 6/11/2025

Date

Reviewed By:

*Dayna Cordano*

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

Revised: 07/11/2025

Date

