# State Water Resources Control Board

## UNDERGROUND STORAGE TANK (UST) CASE CLOSURE SUMMARY

### Agency Information

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| Agency Name:<br>Santa Ana Regional Water Quality Control Board (Santa Ana Regional Water Board) | Address:<br>3737 Main Street<br>Riverside, CA 92501 |
| Agency Caseworker: Kyle Wright | Case No.: 083300247T |

### Case Information

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| UST Cleanup Fund (Fund) Claim No.: 5590 | Global ID: T0606500031 |
| Site Name:<br>Mobil #18-D8H | Site Address:<br>8690 California Avenue<br>Riverside, CA 92504 (Site) |
| Responsible Party:<br><br>ExxonMobil Oil Corporation<br>Attention: Mr. Regan O'Brien<br><br>City of Riverside<br>Attention: Kaitlyn Nguyen | Address:<br><br>1900 East Linden Avenue<br>Linden, NJ 07036<br><br>3900 Main Street<br>Riverside, CA 92522 |
| Fund Expenditures to Date: $1,490,000 | Number of Years Case Open: 38 |

**GeoTracker Case Record:** http://geotracker.waterboards.ca.gov/?gid=T0606500031

### 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 Site is currently a vacant lot. It previously supported a retail gasoline service station. In 1985, an unauthorized release was reported following removal of three gasoline USTs, the dispensers, and related piping. During UST removal activities, a reported 611 tons of petroleum-impacted soil was excavated and disposed of offsite. The USTs were subsequently replaced with one waste-oil UST and three gasoline USTs, along with new dispensers and piping. The gasoline service station was permanently closed in 1994 and the USTs were removed, along with the dispensers and piping.

Between 1987 and 1988, an in-situ bio-reclamation system was utilized to promote bioattenuation at the Site. Intermittent free product recovery was conducted starting in 1990. Between 1991 and 1993, a fluid recovery system removed 15,621,370 gallons of petroleum-impacted groundwater. From 1999 to 2001, a Dual Phase Extraction (DPE) system operated intermittently, removing 221,000 gallons of groundwater and 4,635 pounds of volatile organic compounds (VOCs). Approximately 350 tons of soil were treated through enhanced bioremediation in 2004. Between 2004 and 2005, approximately 1,857 tons of contaminated soil were excavated and disposed of offsite. In 2010, a 15.5 hour DPE removal event extracted 7,200 gallons of groundwater and 21 pounds of VOCs. An 11.8 hour DPE event was conducted in 2016, which removed 11,400 gallons of groundwater and 37.6 pounds of VOCs. In 2017, a 55.1 hour Soil Vapor Extraction High Intensity Extraction event removed an estimated 22.23 pounds of vapor-phase hydrocarbons.

Since 1994, eleven groundwater monitoring wells have been installed and consistently monitored. No free product has been encountered in monitoring wells since 2019. Groundwater monitoring through 2024 indicates that the remaining petroleum hydrocarbon contaminant plume is less than 250 feet in length and is stable.

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 (µg/L), and the dissolved concentration of MTBE is less than 1,000 µg/L.
- Petroleum Vapor Intrusion to Indoor Air – Site meets Criteria 2 (a), Scenario 3. As applicable, the extent of the bioattenuation zone, oxygen concentrations in soil gas, concentrations of total petroleum hydrocarbons as gasoline and diesel

combined in soil, and dissolved concentrations of benzene in groundwater meet the Policy.

- Direct Contact and Outdoor Air Exposure – 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.

**Response to Public Comments**

In an email that was submitted on February 7, 2025, Ralph Megna provided public comments to the State Water Board and the Santa Ana Regional Water Board (collectively, the Water Boards). Mr. Megna's comment and the State Water Board's response are provided below:

1. If a closure determination is made, will it be based on residential standards?

   Response: Shallow soil samples taken at the Site in 2023 indicate that concentrations of petroleum-related constituents are below the residential standards outlined in Table 1 of the Policy. The concentration criteria in Table 1 protect from ingestion, direct contact, and inhalation of volatile soil emissions.

**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:

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Revised 2/28/2025
Date

Reviewed By:

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

Revised 2/28/2025
Date