

State Water Resources Control Board

UNDERGROUND STORAGE TANK (UST) CASE CLOSURE SUMMARY

Agency Information

Agency Name: Santa Ana Regional Water Quality Control Board	Address: 3737 Main Street, Suite 500 Riverside, CA 92501-3348
Agency Caseworker: Miguel Oviedo	Case No.: 083000738T

Case Information

UST Cleanup Fund (Fund) Claim No.: 13909	Global ID: T0605900583
Site Name: Philton Properties/Baljians Station	Site Address: 7490 La Palma Avenue Buena Park, CA 90620 (Site)
Responsible Party: Philton Properties LLC Attention: Tony Hsu	Address: 1212 Paseo Los Gavilanes San Dimas, CA 91773
Fund Expenditures to Date: \$654,112	Number of Years Case Open: 34

GeoTracker Case Record: <http://geotracker.waterboards.ca.gov/?gid=T0605900583>

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 a former gasoline service station currently developed with a commercial strip mall and parking lot. The release was discovered in 1987 when petroleum hydrocarbons were detected in site soil during the removal of one (1) 550-gallon waste oil UST and four (4) 10,000-gallon gasoline USTs. An unreported volume of petroleum hydrocarbon impacted soil was over-excavated and aerated onsite. There is no documentation if the aerated soil was used as backfill for the tank cavity or disposed offsite. From November

E. JOAQUIN ESQUIVEL, CHAIR | EILEEN SOBECK, EXECUTIVE DIRECTOR

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2010 to March 2014, dual phase extraction was conducted irregularly, removing approximately 2,030 pounds of vapor-phase total petroleum hydrocarbons as gasoline and 2,970 gallons of contaminated groundwater. Since 1988, sixteen groundwater monitoring wells have been installed and regularly monitored. Concentrations of dissolved phase benzene and naphthalene remain elevated in groundwater in the source area.

Post remedial soil and soil vapor confirmation sampling indicated low concentrations of petroleum concentrations in shallow soil and soil vapor. While the concentrations of remaining benzene, ethylbenzene, and naphthalene in soils meet the Policy criteria in Table 1, samples were not analyzed for the presence of poly-cyclic aromatic hydrocarbons (PAHs). However, shallow soil has historically shown low concentrations of petroleum hydrocarbons throughout site history and PAHs are likely to pose low threat to human health and the environment via the Direct Contact and Outdoor Air Exposure pathway. The dissolved-phase benzene plume exceeding water quality objectives is less than 250 feet in length. The groundwater plume is well defined and has exhibited stable and decreasing trends meeting the criteria of a low threat groundwater plume.

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 (a), Scenario 4**. Concentrations of benzene, ethylbenzene, and naphthalene in soil gas are less than the soil gas criteria for soil gas samples collected at least five feet from the bottom of the building foundation or ground surface for future construction.
- 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, and the environment. The corrective action performed at this Site is consistent

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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.

Reviewed By:



10/4/21

Matthew Cohen, P.G. No. 9077
Senior Engineering Geologist

Date

