

STATE OF CALIFORNIA
STATE WATER RESOURCES CONTROL BOARD

ORDER WQ 2013-0049-UST

In the Matter of Underground Storage Tank Case Closure

**Pursuant to Health and Safety Code Section 25299.39.2 and the Low Threat
Underground Storage Tank Case Closure Policy**

BY THE EXECUTIVE DIRECTOR¹:

Pursuant to Health and Safety Code section 25299.39.2, the Manager of the Underground Storage Tank Cleanup Fund (Fund) recommends closure of the underground storage tank (UST) case at the site listed below.² The name of the Fund claimant, the Fund claim number, the site name and the applicable site address are as follows:

**Exxon Mobil Oil Corporation
Claim No. 5388
Former Exxon #7-3256
2002 Del Amo Boulevard
Los Angeles Regional Water Quality Control Board**

I. STATUTORY AND PROCEDURAL BACKGROUND

Section 25299.39.2 directs the Fund manager to review the case history of claims that have been active for five years or more (five-year review), unless there is an objection from the UST owner or operator. This section further authorizes the Fund Manager to make recommendations to the State Water Resources Control Board (State Water Board) for closure of a five-year-review case if the UST owner or operator approves. In response to a recommendation by the Fund Manager, the State Water Board, or in certain cases the State Water Board Executive Director, may close a case or require the closure of a UST case. Closure of a UST case is appropriate where the corrective action ensures the protection of human health, safety, and the environment and where the corrective action is consistent with:

¹ State Water Board Resolution No. (2012-0061) delegates to the Executive Director the authority to close or require the closure of any UST case if the case meets the criteria found in the State Water Board's Low Threat Underground Storage Tank Case Closure Policy adopted by State Water Board Resolution No. 2012-0016.

² Unless otherwise noted, all references are to the Health and Safety Code.

1) Chapter 6.7 of Division 20 of the Health and Safety Code and implementing regulations; 2) Any applicable waste discharge requirements or other orders issued pursuant to Division 7 of the Water Code; 3) All applicable state policies for water quality control; and 4) All applicable water quality control plans.

The Fund Manager has completed a five-year review of the UST case identified above, and recommends that this case be closed. The recommendation is based upon the facts and circumstances of this particular UST case. A UST Case Closure Review Summary Report has been prepared for the case identified above and the bases for determining compliance with the Water Quality Control Policy for Low-Threat Underground Storage Tank Case Closures (Low-Threat Closure Policy or Policy) are explained in the Case Closure Review Summary Report.

A. Low-Threat Closure Policy

In State Water Board Resolution No. 2012-0016, the State Water Board adopted the Low Threat Closure Policy. The Policy became effective on August 17, 2012. The Policy establishes consistent statewide case closure criteria for certain low-threat petroleum UST sites. In the absence of unique attributes or site-specific conditions that demonstrably increase the risk associated with residual petroleum constituents, cases that meet the general and media-specific criteria in the Low-Threat Closure Policy pose a low threat to human health, safety and the environment and are appropriate for closure under Health and Safety Code section 25296.10. The Policy provides that if a regulatory agency determines that a case meets the general and media-specific criteria of the Policy, then the regulatory agency shall notify responsible parties and other specified interested persons that the case is eligible for case closure. Unless the regulatory agency revises its determination based on comments received on the proposed case closure, the Policy provides that the agency shall issue a closure letter as specified in Health and Safety Code section 25296.10. The closure letter may only be issued after the expiration of the 60-day comment period, proper destruction or maintenance of monitoring wells or borings, and removal of waste associated with investigation and remediation of the site.

Health and Safety Code section 25299.57, subdivision (l)(1) provides that claims for reimbursement of corrective action costs that are received by the Fund more than 365 days after the date of a closure letter or a Letter of Commitment, whichever occurs later, shall not be reimbursed unless specified conditions are satisfied. A Letter of Commitment has already been issued on the claim subject to this order and the respective Fund claimant, so the 365-day timeframe for the submittal of claims for corrective action costs will start upon the issuance of the closure letter.

II. FINDINGS

Based upon the UST Case Closure Review Summary Report prepared for the case attached hereto, the State Water Board finds that corrective action taken to address the unauthorized release of petroleum at the UST release site identified as:

Claim No. 5388

Former Exxon #7-3256

ensures protection of human health, safety and the environment and is consistent with Chapter 6.7 of Division 20 of the Health and Safety Code and implementing regulations, the Low-Threat Closure Policy and other water quality control policies and applicable water quality control plans.

Pursuant to the Low-Threat Closure Policy, notification has been provided to all entities that are required to receive notice of the proposed case closure, a 60-day comment period has been provided to notified parties, and any comments received have been considered by the Board in determining that the case should be closed.

The UST case identified above may be the subject of orders issued by the Regional Water Quality Control Water Board (Regional Water Board) pursuant to Division 7 of the Water Code. Any orders that have been issued by the Regional Water Board pursuant to Division 7 of the Water Code, or directives issued by a Local Oversight Program agency for this case should be rescinded to the extent they are inconsistent with this Order.

III. ORDER

IT IS THEREFORE ORDERED that:

- A. The UST case identified in Section II of this Order, meeting the general and media-specific criteria established in the Low-Threat Closure Policy, be closed in accordance with the following conditions and after the following actions are complete. Prior to the issuance of a closure letter, the Fund claimant is ordered to:

1. Properly destroy monitoring wells and borings unless the owner of real property on which the well or boring is located certifies that the wells or borings will be maintained in accordance with local or state requirements;

2. Properly remove from the site and manage all waste piles, drums, debris, and other investigation and remediation derived materials in accordance with local or state requirements; and

3. Within six months of the date of this Order, submit documentation to the regulatory agency overseeing the UST case identified in Section II of this Order that the tasks in subparagraphs (1) and (2) have been completed.

- B. The tasks in subparagraphs (1) and (2) of paragraph (A) are ordered pursuant to Health and Safety Code section 25296.10 and failure to comply with these requirements may result in the imposition of civil penalties pursuant to Health and Safety Code section 25299, subdivision (d)(1). Penalties may be imposed administratively by the State Water Board or Regional Water Board.
- C. Within 30 days of receipt of proper documentation from the Fund claimant that requirements in subparagraphs (1) and (2) of paragraph (A) are complete, the regulatory agency that is responsible for oversight of the UST case identified in Section II of this Order shall notify the State Water Board that the tasks have been satisfactorily completed.
- D. Within 30 days of notification from the regulatory agency that the tasks are complete pursuant to paragraph (C), the Deputy Director of the Division of Financial Assistance shall issue a closure letter consistent with Health and Safety Code section 25296.10, subdivision (g) and upload the closure letter and UST Case Closure Review Summary Report to GeoTracker.
- E. As specified in Health and Safety Code section 25299.39.2, subdivision (a) (2), corrective action costs incurred after a recommendation of closure shall be limited to \$10,000 per year unless the Board or its delegated representative agrees that corrective action in excess of that amount is necessary to meet closure requirements, or additional corrective actions are necessary pursuant to section 25296.10, subdivisions (a) and (b). Pursuant to section 25299.57, subdivision (l) (1), and except in specified circumstances, all claims for reimbursement of corrective action costs must be received by the Fund within 365 days of issuance of the closure letter in order for the costs to be considered.

F. Any Regional Water Board or Local Oversight Program Agency directive or order that directs corrective action or other action inconsistent with case closure for the UST case identified in Section II is rescinded, but only to the extent the Regional Water Board order or Local Oversight Program Agency directive is inconsistent with this Order.

Thomas Howard
Executive Director

7/18/13
Date

State Water Resources Control Board

UST CASE CLOSURE REVIEW SUMMARY REPORT

Agency Information

Agency Name: Regional Water Quality Control Board – Los Angeles (Regional Water Board)	Address: 320 West 4 th Street, Suite 200, Los Angeles, CA 90013
Agency Caseworker: Nhan Bao	Case No.: 908070243

Case Information

USTCF Claim No.: 5388	Global ID: T0603701872
Site Name: Former Exxon #7-3256	Site Address: 2002 Del Amo Blvd., Long Beach, CA 90807
Responsible Party (RP): Nick Pulg; Exxon Mobil Oil Corp.	Address: 981 West Arrow Highway, #473 San Dimas, CA 91773
USTCF Expenditures to Date: \$924,589	Number of Years Case Open: 21

URL: https://geotracker.waterboards.ca.gov/regulators/screens/menu.asp?global_id=T0603701872

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. 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 October 1991. Four USTs (three gasoline and one waste oil) were removed between 1990 and 1992. Soil vapor extraction has been conducted from April 1998 to May 2009 which has resulted in the removal of a calculated 15,935 pounds of TPH(g). Groundwater dewatering and soil vapor extraction have been performed since May 2011 and are on-going. Since 1991, thirteen groundwater monitoring wells have been installed and monitored regularly. According to groundwater data, water quality objectives have been achieved or nearly achieved for all constituents except for benzene and toluene in monitoring wells B14 and PW1.

The petroleum release is limited to the shallow soil and groundwater. According to data available in GeoTracker, there are no California Department of Public Health (CDPH) regulated supply wells or surface water bodies within 1,000 feet of the defined plume boundary. No other water supply wells have been identified within 1,000 feet of the defined plume boundary in files reviewed. Water is provided to water users near the Site by the City of Long Beach Water Department. 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 in the foreseeable future. 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 gradually over time. Corrective actions have been implemented and additional corrective actions are not necessary in the future. Any remaining petroleum hydrocarbon constituents do not pose a 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 Specific Criteria – The case meets Policy Criterion 1 by Class 1. The contaminant plume that exceeds water quality objectives is less than 100 feet in length. There is no free product. The nearest water supply well or surface water body is greater than 250 feet from the defined plume boundary.
- Vapor Intrusion to Indoor Air – Active Station Exclusion – Soil Vapor is not required because the site is an active commercial petroleum fueling facility.
- Direct Contact and Outdoor Air Exposure – The case meets Policy Criterion 3a. Maximum concentrations in soil are less than those in Table 1 for Commercial/Industrial sites and the concentration limits for a Utility Worker are not exceeded. 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% benzene and 0.25% 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 Table 1 of the Policy. 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 Water Board does not have any objections to UST case closure for this case.

Determination

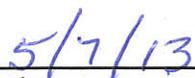
Based on the review performed in accordance with Health & Safety Code Section 25299.39.2 subdivision (a), the Fund Manager has determined that closure of the case is appropriate.

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. Regional Water Quality Control Board – Los Angeles has the regulatory responsibility to supervise the abandonment of monitoring wells.



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



Date

Prepared by: Hari Patel

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><u>General Criteria</u> 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input 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?</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>If YES, check applicable scenarios: <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input 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>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><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

- This case is an active gasoline service station, located on the southeast corner of Del Amo Boulevard and Cherry Avenue and is a commercial fueling facility. The address of the case is 2002 Del Amo Boulevard, in the City of Long Beach.
- The Site is bound by Cherry Avenue to the west, East Del Amo Blvd. to the north. There is a ARCO Service Station across the street to the North, and a Shell Service Station across Cherry Avenue to the West. Beyond that are residential properties. The area surrounding the site is commercial to the East and South.
- Site map showing the location of the former USTs, monitoring wells and groundwater level contours is provided at the end of this closure review summary (Cardno ERI).
- Nature of Contaminants of Concern: Petroleum hydrocarbons only.
- Source: UST system.
- Date reported: October 1991.
- Status of Release: USTs removed.
- Free Product: Sheen was observed in the mid-1990s in monitoring wells B13, B14, B16 and PW1. In January 1997, measurable free product was observed in PW1 and was highest in May 1999 at approximately one-half foot. No free product has been reported since 1999.

Tank Information

Tank No.	Size in Gallons	Contents	Closed in Place/ Removed/Active	Date
1	1,000	Waste oil	Removed	1990
2	6,000	Gasoline	Removed	1992
3	8,000	Gasoline	Removed	1992
4	10,000	Gasoline	Removed	1992
5-8	15,000	Gasoline	Active	-

Receptors

- GW Basin: Coastal Plain of Los Angeles - Central.
- Beneficial Uses: Domestic and Public Supply.
- Land Use Designation: None Specified. Aerial photograph shows the site is commercial surrounded by mixed commercial and residential.
- Public Water System: Long Beach Water Department and Metropolitan Water District of Southern California
- Distance to Nearest Supply Well: According to data available in GeoTracker, there are no groundwater supply wells or any public supply wells regulated by CDPH within 1,000 feet of the defined plume boundary.
- Distance to Nearest Surface Water: There is no identified surface water within 1,000 feet of the defined plume.

Geology/Hydrogeology

- Stratigraphy: The Site is underlain by clayey silt and sandy silt to a depth of approximately 17 feet, silty fine-grained sand and clean sand to approximately 30 feet, clayey silt, silt and sandy silt to approximately 55 feet and clean sand with little to no fines to a depth of 70 feet.
- Maximum Sample Depth: 70 feet below ground surface (bgs).
- Minimum Groundwater Depth: 36.22 feet bgs at monitoring well MW-6.
- Maximum Groundwater Depth: 52.30 feet bgs at monitoring well B-14.

- Current Average Depth to Groundwater: 42 feet bgs.
- Saturated Zones(s) Studied: 40 to 80 bgs.
- Groundwater Flow Direction: Southeast at 0.04 feet per foot.
- Appropriate Screen Interval: Yes.

Monitoring Well Information

Well Designation	Date Installed	Screen Interval (feet bgs)	Depth to Water (feet bgs) (Oct. 2012)
MW-1	1991	50-70	45.68
MW-2	1994	50-80	46.01
MW-3R	2008	35-60	NA
MW-4R	2008	35-60	NA
MW-5	2004	30-60	40.31
MW-6	2004	30-60	40.55
MW-7	2004	30-60	41.81
B12	1995	20-55	42.93
B13	1995	30-55	40.93
B14	1995	20-55	40.25
B16R	2002	8-58	41.38
PW1	1995	35-65	47.28
PW3	1995	35-65	47.38

NA: Not available

Remedial Summary

- Free Product: Sheen was observed in the mid-1990s in wells B13, B14, B16 and PW1. In January 1997, measurable free product was observed in PW1 and was highest in May 1999 at approximately one-half a foot. None has been reported since 1999.
- Soil Excavation: None identified.
- In-Situ Soil Remediation: Soil vapor extraction and air sparging were conducted from April 1998 through May 2009 intermittently and the soil vapor extraction was restarted in May 2012. To date, 15,935 pounds of TPH(g) vapor, are reported to have been removed.
- Groundwater Remediation: Dual phase extraction pilot test, conducted June 2010, for 48 hours removed 4,977 gallons of contaminated groundwater. Groundwater pump and treat began again in May 2012, and has pumped 1800 gallons of groundwater as of June 22, 2012.

Most Recent Concentrations of Petroleum Constituents in Soil

Constituent	Maximum 0-5 feet bgs. [mg/kg and (date)]	Maximum 5-10 feet bgs [mg/kg and (date)]
Benzene	0.0023 (01/25/2008)	0.0105 (01/25/2008)
Ethylbenzene	<0.00183 (01/25/2008)	<0.00187(01/25/2008)
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

Most Recent Concentrations of Petroleum Constituents in Groundwater

Sample	Sample Date	TPHg (µg/L)	Benzene (µg/L)	Toluene (µg/L)	Ethylbenzene (µg/L)	Xylenes (µg/L)	MTBE (µg/L)	TBA (µg/L)
MW1	10/03/2012	988	0.890	0.603	14.3	13.8	<0.5	<10
MW2	10/03/2012	<50	<0.50	<0.50	<0.50	<0.50	<0.5	<10
MW3R	10/03/2012	NA	NA	NA	NA	NA	NA	NA
MW4R	10/03/2012	NA	NA	NA	NA	NA	NA	NA
MW5	10/03/2012	<50	<0.50	<0.50	<0.50	<0.50	<0.5	<10
MW6	10/03/2012	<50	<0.50	<0.50	<0.50	<0.50	<0.5	<10
MW7	10/03/2012	<50	<0.50	<0.50	<0.50	310	<0.5	<10
B12	10/03/2012	<50	<0.50	<0.50	<0.50	<0.50	<0.5	<10
B13	10/03/2012	250	<0.50	<0.50	2.01	0.666	<0.5	<10
B14	10/03/2012	4,130	150	171	140	500	2.53	<10
B16R	10/03/2012	<50	<0.50	<0.50	<0.50	<0.50	<0.5	<10
PW1	10/03/2012	68.2	1.4	0.545	0.262	1.50	<0.5	<10
PW3	10/03/2012	<50	<0.50	<0.50	<0.50	<0.50	0.274	<10
WQOs	-	-- ^a	1	150	300	1750	5	1,200^c

NA: Not Analyzed, Not Applicable or Data Not Available

µg/L: micrograms per liter, parts per billion

<: Not detected at or above stated reporting limit

TPHg: Total petroleum hydrocarbons as gasoline

TPHd: Total petroleum hydrocarbons as diesel

MTBE: Methyl tert-butyl ether

TBA: Tert-butyl alcohol

WQOs: Water Quality Objectives, Regional Water Board Basin Plan

a: The Regional Water Board Basin Plan does not have a numeric WQO for TPHg.

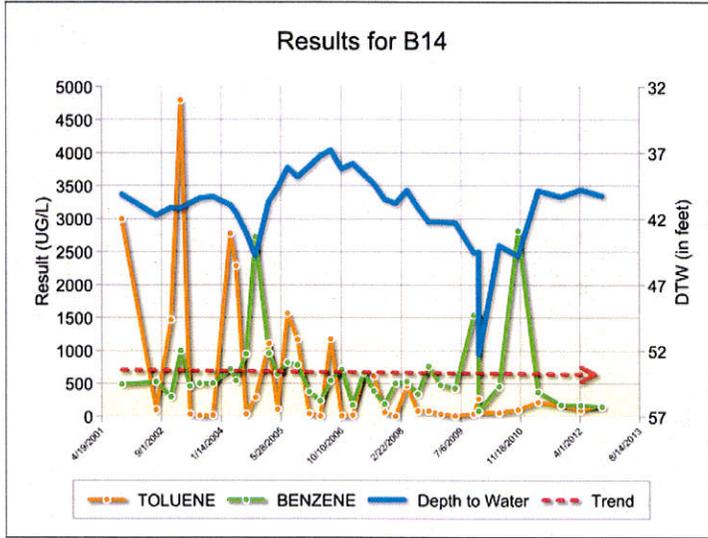
b: Taste and Odor threshold

c: California Department of Public Health, Response Level

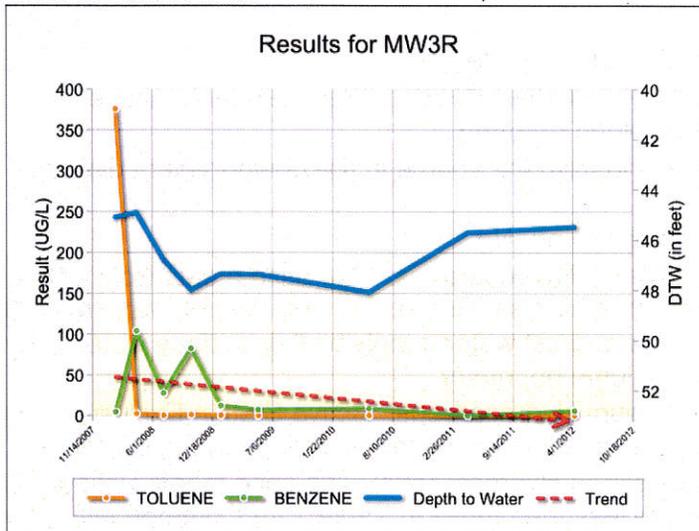
Groundwater Trends

- There are 21 years of irregular groundwater monitoring data for this case. Benzene concentrations above WQO are reported in two monitoring wells with the higher in source area well B14. Toluene concentrations above the WQO are also present in onsite well B14. The downgradient extent of the plume appears to be stable and decreasing. There are two closed cases for commercial fueling facilities located on adjacent corners of the intersection and cross, and upgradient of the Site. These sites are likely sources of benzene in MW1, PW1 and MW4R (see Plume Map).

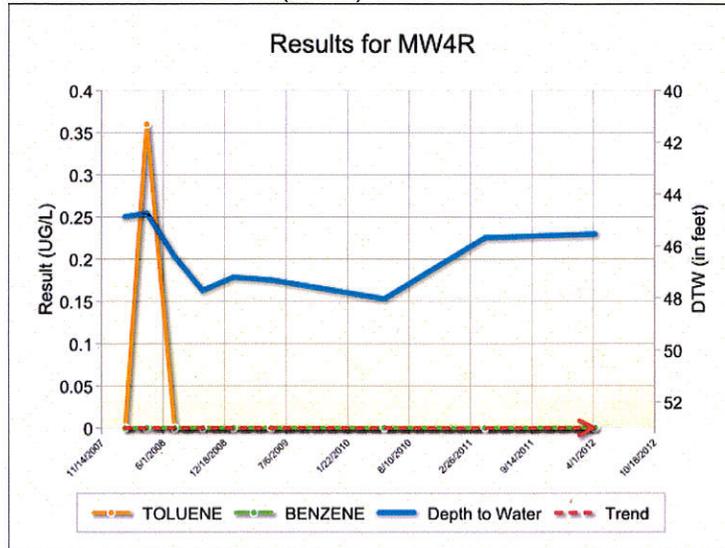
Source Area Well



Down Gradient Well

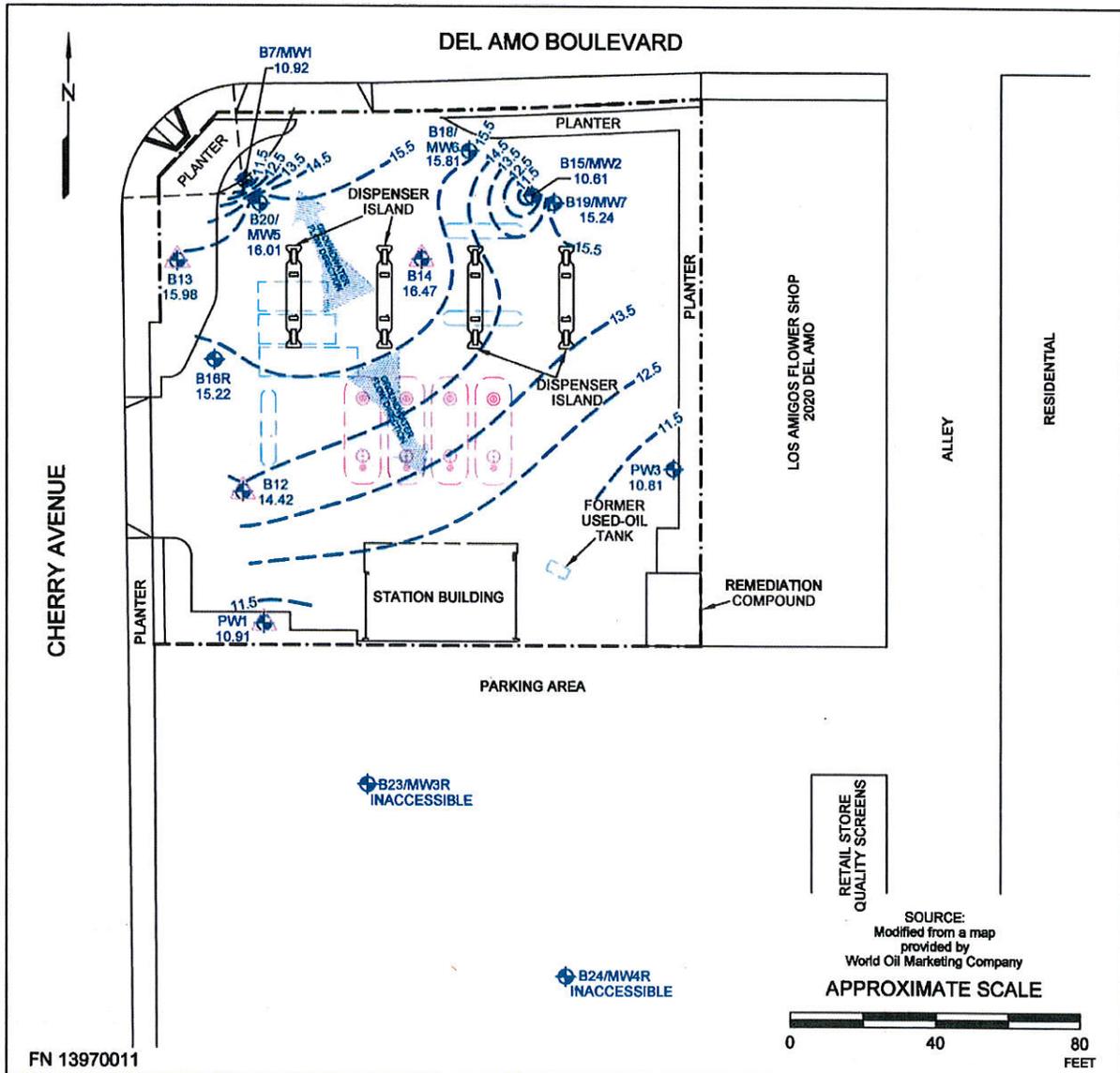


Cross-Gradient Well (West)



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 on site and from the source in the downgradient direction.
- Plume Stable or Decreasing: Yes.
- Contaminated Zone(s) Used for Drinking Water: No.
- Groundwater Risk from Residual Petroleum Hydrocarbons: The case meets Policy Criterion 1 by Class 1. The contaminant plume that exceeds water quality objectives is less than 100 feet in length. There is no free product. The nearest water supply well or surface water body is greater than 250 feet from the defined plume boundary.
- Indoor Vapor Risk from Residual Petroleum Hydrocarbons: Active Station Exclusion – Soil Vapor is not required because the site is an active commercial petroleum fueling facility.
- Direct Contact Risk from Residual Petroleum Hydrocarbons: The case meets Policy Criterion 3a. Maximum concentrations in soil are less than those in Table 1 for Commercial/Industrial sites and the concentration limits for a Utility Worker are not exceeded. 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% benzene and 0.25% 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 Table 1 of the Policy. 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.

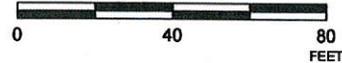


FN 13970011

RETAIL STORE
 QUALITY SCREENS

SOURCE:
 Modified from a map
 provided by
 World Oil Marketing Company

APPROXIMATE SCALE



EXPLANATION

- B19/MW7 Groundwater monitoring well
- B14 Groundwater monitoring/vadose zone well
- Groundwater elevation in feet relative to mean sea level
- Line of equal groundwater elevation
- Underground storage tank
- Former dispenser island
- Former underground storage tank



**GROUNDWATER ELEVATION
 CONTOUR MAP - 10/03/12**

FORMER EXXON STATION 73256
 2002 Del Amo Boulevard
 Long Beach, California

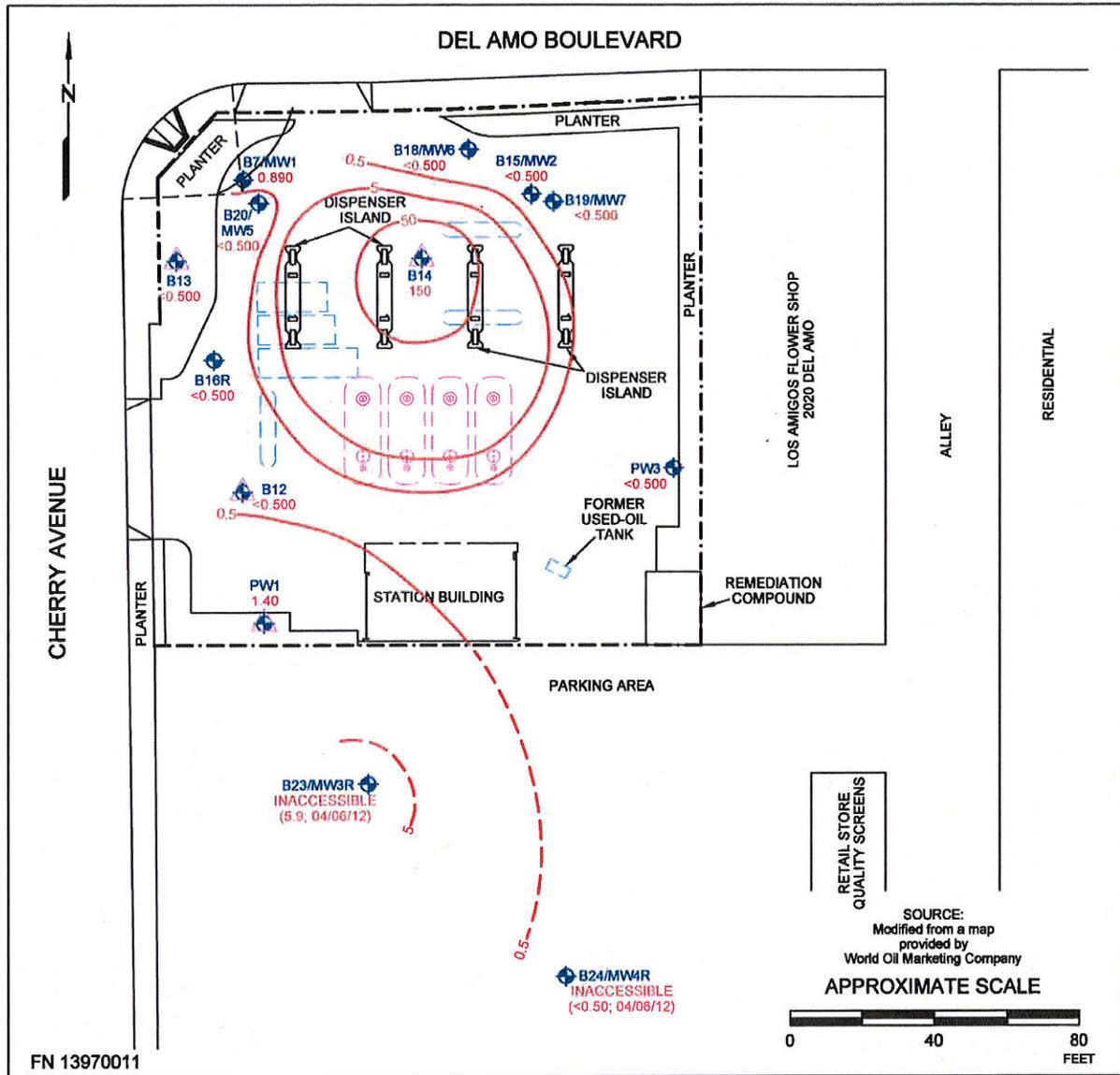
PROJECT NO.

1397

PLATE

3

DATE: 11/02/12



FN 13970011

EXPLANATION

- B19/MW7 Groundwater monitoring well
- B14 Groundwater monitoring/vadose zone well
- Benzene concentration in micrograms per liter
- < Less than the stated laboratory reporting limit
- (5.9; 04/06/12) Data from most recent sampling event
- Line of equal benzene concentration (dashed where inferred)
- Underground storage tank
- Former dispenser island
- Former underground storage tank



**BENZENE GROUNDWATER ISOPLETH
 CONCENTRATION MAP - 10/03/12**

FORMER EXXON STATION 73256
 2002 Del Amo Boulevard
 Long Beach, California

PROJECT NO.
 1397

PLATE
 4

DATE: 11/02/12

