

California Regional Water Quality Control Board
Santa Ana Region

April 22, 2011

STAFF REPORT

ITEM: *11a

SUBJECT: Resolution No. R8-2011-0029, Adopting the April 2011 Santa Ana Regional Water Quality Control Board Emergency, Abandoned and Recalcitrant Site Priority List

DISCUSSION:

There are a number of abandoned or recalcitrant underground storage tank sites within the Region. The releases from these sites are a threat to human health or the environment. Chapter 6.75 of the California Health and Safety Code authorizes Underground Storage Tank (UST) Cleanup Funds to be provided to Regional Water Quality Control Boards and local UST agencies for direct cleanup of petroleum-contaminated UST sites requiring emergency or prompt corrective action to protect human health or the environment. The State Water Resources Control Board (SWRCB) has directed the Regional Water Quality Control Boards to submit a Priority List of UST sites which threaten human health or the environment and which have been ordered by a Regional Water Quality Control Board or a local UST agency to initiate corrective actions, but have not begun the requested corrective actions. A resolution adopting a Regional Water Quality Control Board's Priority List for the Emergency, Abandoned and Recalcitrant Fund must be submitted annually to the SWRCB. The SWRCB is able to enter into contracts to provide funds to local agencies and Regional Water Quality Control Boards to perform corrective actions at such abandoned or recalcitrant sites. The SWRCB will pursue reimbursement of those funds from the past and current owners of the subject property, including placing a lien against the subject property.

The April 2011 Santa Ana Regional Water Quality Control Board Emergency, Abandoned and Recalcitrant Site Priority List is attached (Attachment "A"). The list includes 4 sites and the total requested funding for the cleanup of these sites is \$1,000,000 (this amount represents the expected expenditures for FY 2011-2012). Resolution No. R8-2011-0029 adopts the April 2011 Emergency, Abandoned and Recalcitrant Site Priority List for the Santa Ana Regional Water Quality Control Board.

RECOMMENDATION:

Adopt Resolution No. R8-2011-0029 as presented.

California Regional Water Quality Control Board
Santa Ana Region

RESOLUTION NO. R8-2011-0029

Adopting the April 2011 Santa Ana Regional Water Quality Control Board
Emergency, Abandoned and Recalcitrant Site Priority List

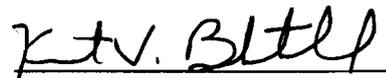
Whereas, the California Regional Water Quality Control Board, Santa Ana Region, finds that:

1. Chapter 6.75 of the California Health and Safety Code authorizes Underground Storage Tank (UST) Cleanup Funds to be provided to California Regional Water Quality Control Boards and local UST agencies for direct cleanup of petroleum-contaminated UST sites requiring emergency or prompt corrective action to protect human health or the environment; and
2. The State Water Resources Control Board has directed the RWQCBs to submit a Priority List of UST sites which threaten human health or the environment and which have been ordered by a Regional Water Quality Control Board or a local UST agency to initiate corrective actions, but have not begun the requested corrective actions; and
3. A resolution adopting a Regional Water Quality Control Board's Priority List for the Emergency, Abandoned and Recalcitrant Fund must be submitted annually to the State Water Resources Control Board.

THEREFORE, BE IT RESOLVED that the California Regional Water Quality Control Board, Santa Ana Region,

Adopts the attached April 2011 Santa Ana Regional Water Quality Control Board Emergency, Abandoned and Recalcitrant Site Priority List (Attachment "A") and forwards it to the State Water Resources Control Board.

I, Kurt V. Berchtold, Executive Officer, do hereby certify that the foregoing is a full, true, and correct copy of a resolution adopted by the California Regional Water Quality Control Board, Santa Ana Region, on April 22, 2011.


Kurt V. Berchtold
Executive Officer

ATTACHMENT "A"
(RESOLUTION NO. R8-2011-0029)

Santa Ana Regional Water Quality Control Board
Emergency, Abandoned, and Recalcitrant Site Priority List
April 2011

Site	Lead Agency Contact	Pollution	Enforcement Compliance and Status	Proposed Abatement	Funding Requested
<p>Former Circle K 8999 Limonite Ave. Pedley Riverside County</p>	<p>Carl Bernhardt SARWQCB</p>	<p>Gasoline affected soil and groundwater</p>	<p>Circle K filed bankruptcy in 1991 and responsibility to investigate and remediate the site reverted to property owner. Two underground storage tanks (USTs) were removed in 1993 and Mr. Sandhu purchased the property. Mr. Sandhu was non-responsive to requests to conduct further work.</p> <p>The site was placed on the EAR Account Fund lists from 2001 to 2008. The State Water Resources Control Board (SWRCB) has contracted out the work at the site.</p> <p>In May 2008, Mr. Sandhu denied access for Board Staff and the environmental contractor to conduct further site assessment and monitoring at the site. In mid-2008, the site was foreclosed and sold.</p> <p>Funding has been approved for additional monitoring and assessment at the site and is pending the finalization of the contract.</p>	<p>Under the contract with the SWRCB, two groundwater monitoring wells were installed and quarterly groundwater monitoring implemented during 2007-2008.</p> <p>The results of groundwater monitoring indicate elevated concentrations of gasoline constituents in the groundwater.</p> <p>The extent of groundwater contamination still needs to be defined.</p> <p>Additional monitoring and site assessment is needed to assess the extent of groundwater contamination and to evaluate the appropriate remedial measures.</p>	<p>\$250,000</p>

<p>K & G ARCO 9472 Katella Ave. Anaheim Orange County</p>	<p>Valerie Jahn-Bull SARWQCB</p>	<p>Gasoline affected soil and groundwater</p>	<p>Orange County Health Care Agency (OCHCA) records indicate that leaks occurred in the tanks, vent lines and dispensers as early as 1989. Inspection records indicate that two of the previous underground storage tanks (USTs), including the 12,000-gallon regular and 10,000-gallon unleaded grade tanks, failed integrity testing. A release was formally reported in October 1992, following an inspection by the OCHCA, which revealed numerous violations, inadequate inventory reconciliation, tank integrity testing, and malfunctioning pressure devices on the turbine system.</p> <p>Soil contamination was encountered during soil sampling performed in the vicinity of the UST turbine. In April 1994, a preliminary site investigation was completed, revealing impacts to both soil and groundwater.</p> <p>Numerous OCHCA letters were sent to various site owners/operators requiring that corrective action be initiated to address subsurface contamination. However, no response was received by those parties and the property was reportedly abandoned, with all previously-identified responsible parties filing bankruptcy or relocating out-of-state. Mr. Hamid Farsai purchased the contaminated property through a tax sale/auction in 1997. The tax deed was converted to a grant deed in March 1998 and he remains the registered property owner for the site. The OCHCA correspondence, including a Notice of Responsibility and Notice to Initiate Corrective Action, was issued to Mr. Farsai in July 1997, along with requirements for quarterly reporting and free product recovery. No significant effort has been made with respect to site characterization and remediation.</p> <p>Additional subsurface contamination was discovered when the tanks/UST system components were removed and replaced in conjunction with station redevelopment. Widespread soil contamination was detected beneath and adjacent to the former USTs and dispenser islands. No follow-up investigation was conducted. Only two rounds of groundwater monitoring have been performed to date. Sampling of the existing monitoring wells was last performed in 1999. USTCF eligibility was denied. The case was transferred to SARWQCB in December 2003. In May 2006, Board staff issued a Notice of Non-Compliance because Mr. Farsai has made no significant effort to comply with OCHCA or Regional Board staff directives.</p> <p>In December 2010, the RP stated their intent to comply with Board staff directives and apply for reimbursement of cleanup costs under the UST Cleanup Fund.</p>	<p>Historical site data indicate elevated concentrations of gasoline constituents in soil and groundwater.</p> <p>The extent of contamination still needs to be defined, but has likely migrated off-site.</p> <p>This site is being renominated to the EAR list as a contingency in case the funding for the continued investigation and cleanup does not occur. The EAR funding, if necessary, would fund additional monitoring and site assessment as needed to delineate the extent of soil/groundwater contamination and determine appropriate remedial measures</p>	<p>\$250,000</p>
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<p>Saranick Station 10632 Beach Blvd. Stanton Orange County</p>	<p>Carl Bernhardt SARWQCB</p>	<p>Gasoline affected soil and groundwater</p>	<p>In October 2001, four underground storage tanks were removed at the site. Soil samples collected from underneath the former tanks indicated a release of gasoline had impacted the soil.</p> <p>OCHCA directed Mr. Hosn, the property owner, to initiate corrective actions. In February through March 2002, the UST area was excavated to 13 feet. Confirmation sampling indicated that the extent of the affected soil was not defined. OCHCA directed Mr. Hosn to conduct a groundwater investigation.</p> <p>In January 2006, three groundwater monitoring wells were installed on-site and free product was detected in the groundwater monitoring wells. In December 2006, seven soil borings were advanced at the site.</p> <p>No corrective actions have been implemented at the site beyond the soil excavation activities in 2002 and the free product recovery conducted in 2007–2008. OCHCA approved work plans for additional site assessment in April and November 2007, but the work plans were never implemented.</p> <p>OCHCA issued a Notice of Violation to Mr. Hosn on June 23, 2008 and referred the site to the Orange County District Attorney in December 2008 for non-compliance with OCHCA directives to conduct additional subsurface investigations and implement corrective actions. According to OCHCA staff, Mr. Hosn has suspended all on-site work since the second Quarter 2008. The UST Cleanup Fund rejected Mr. Hosn's Cleanup Fund claim due to lack of an operating permit for the tanks from 1996 through 2001.</p> <p>The site is located within the Orange County groundwater basin and there are two groundwater production wells within 2000 feet of the site. The results of the subsurface investigations indicate that that affected groundwater may have migrated off-site and impacted downgradient properties. Further site assessment and corrective actions are necessary to protect the beneficial uses of the underlying groundwater resources. The high concentrations of gasoline constituents in the shallow soil pose a potential risk to human health.</p> <p>OCHCA transferred the site to Regional Board oversight on September 30, 2009.</p> <p>Funding has been approved for additional monitoring and assessment at the site and is pending the finalization of the contract.</p>	<p>OCHCA is requesting EAR Account funding to implement the scope of work proposed in the previously approved work plans to assess the lateral and vertical extent of the gasoline affected soil and groundwater.</p> <p>OCHCA is requesting funding to implement interim remedial actions to address the soil and groundwater contamination in the source zone, and to mitigate the free product and affected groundwater plume moving off-site.</p>	<p>\$250,000</p>
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<p>Huntington Harbour Carwash 16921 Algonquin St, Huntington Beach</p>	<p>Geniece Higgins OCHCA</p>	<p>Gasoline affected soil and groundwater</p>	<p>In June 1992, the 10,000-gallon unleaded gasoline UST failed an integrity test indicating that a release of gasoline may have occurred at the site. As a result, numerous subsurface investigations have been conducted at the site. The results of these investigations indicate the underlying soil and groundwater had been affected by past releases of gasoline.</p> <p>From July 2000 to June 2004, a soil vapor extraction system operated at the site. An estimated 71,000 lbs of gasoline was recovered. The system was shut down when the soil vapor influent concentrations had reached asymptotic levels.</p> <p>The groundwater monitoring wells were last sampled in the 4th Quarter 2011. The results indicated 2.06' free product in one off-site groundwater monitoring well located approximately 1000' downgradient to the southeast of the site.</p> <p>On-site soil vapor investigations were conducted in January 2007, January 2009, July 2009, and May 2010. High concentrations of gasoline constituents were detected in the soil vapor at locations that indicate a potential threat to nearby residential and commercial properties from vapor intrusion.</p> <p>Preliminary evaluation by the Office of Environmental Health Hazard Assessment and the OCHCA suggest that there is a potential health risk into residential and commercial buildings adjacent to the site and directly above the off-site contaminant plume. The gasoline affected groundwater may be continuing to migrate downgradient towards additional residences and the Bolsa Chica Wetlands.</p> <p>Further assessment and remedial work at the site has been suspended because all but \$5,000 of the UST Cleanup Fund allocation had been utilized and the responsible party claims that there are no funds available to conduct additional site investigation or remedial activities.</p>	<p>A comprehensive off-site soil vapor health risk assessment is required to determine the potential vapor intrusion risk to off-site residential and commercial properties and necessity of remedial activities, such as soil vapor extraction, in order to protect public health. Groundwater monitoring is necessary to determine if the free product plume has migrated further off-site. Depending upon the results of the groundwater monitoring, additional groundwater monitoring wells may be necessary to further define the downgradient extent of the affected groundwater,</p>	<p>\$250,000</p>
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