

State Water Resources Control Board UST CASE CLOSURE SUMMARY

Agency Information

Agency Name: Orange County Health Care Agency	Address: 405 West 5 th Street Santa Ana, CA 92701
Agency Caseworker: Denamarie Baker	Case No.: 94UT026

Case Information

USTCF Claim No.: NA	Global ID: T0605901793
Site Name: Chevron #21-1314 / American Savings Bank	Site Address: 2252 Harbor Boulevard Costa Mesa, CA 92626 (Site)
Responsible Party 1: Chevron Environmental Management Company Attention: Daryl Pessler	Address: 145 South State College Boulevard Brea, CA 92821
Responsible Party 2: Royal Paper Corporation Attention: Michael Rashtchi	Address: 8940 Sorensen Avenue Santa Fe Springs, CA 90607
USTCF Expenditures to Date: NA	Number of Years Case Open: 22

URL: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0605901793

Summary

This case has been proposed for closure by the State Water Resources Control Board on behalf of the Orange County Healthcare Agency, 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. This case meets all of the required criteria of the Policy.

The Site is a former retail fueling facility currently redeveloped with retail and restaurant uses. The release was discovered during site investigation activities in 1991. In 1999, 1,007 tons of petroleum impacted soil were reportedly overexcavated to a total depth of 10 to 17 feet below ground surface and disposed off-site. A soil vapor extraction system operated from 2000 to 2002, which reportedly removed 4,576 pounds of petroleum hydrocarbons. Oxygen was injected into groundwater using four wells in 2008. An unreported quantity of petroleum impacted groundwater was overpurged from well MW-8A four times in 2008. Since 1993, a total of 11 monitoring wells have been installed and irregularly monitored. Water quality objectives have been achieved for all constituents except for benzene in MW-2 and benzene and ethylbenzene in MW-2 and MW-8A in November 2015.

The petroleum release is limited to the soil and shallow groundwater. There are no public water 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. There are no nearby or impacted wells. Site is located within the service area of a public water system, as defined in the Policy. The affected shallow groundwater is not currently being used as a source of drinking water, and it is highly unlikely that the affected shallow 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. 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 3**. The contaminant plume that exceeds water quality objectives is less than 250 feet in length. Free product has been removed to the maximum extent practicable, may still be present below the Site where the release originated, but does not extend off-site. The plume has been stable or decreasing for a minimum of five years. The nearest existing water supply well or surface water body is greater than 1,000 feet from the defined plume boundary. The property owner is willing to accept a land use restriction if the regulatory agency requires a land use restriction as a condition of closure.
- Petroleum Vapor Intrusion to Indoor Air – Site meets **Criteria 2 (a), Scenario 1**. There is a bioattenuation zone that provides a separation of at least 30 feet vertically between the Light Non-Aqueous Phase Liquid in groundwater and the foundation of existing or potential buildings. Concentrations of total petroleum hydrocarbons as gasoline and diesel combined in soil are less than 100 milligrams per kilogram throughout the entire depth of the bioattenuation zone.
- 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.

Recommendation for Closure

The corrective action performed at this Site ensures the protection of human health, safety, the environment and is consistent with Chapter 6.7 of the Health and Safety Code and implementing regulations, applicable state policies for water quality control and the applicable water quality control plan, and case closure is recommended.

George Lockwood, PE No. 59556
Senior Water Resource Control Engineer



6/8/2016
Date