

State Water Resources Control Board

UNDERGROUND STORAGE TANK (UST) CASE CLOSURE SUMMARY

Agency Information

Agency Name: Santa Ana Regional Water Quality Control Board (Santa Ana Water Board)	Address: 3737 Main Street, Suite 500 Riverside, CA 92501-3348
Agency Caseworker: Robert Medina	Case No.: 083002179T

Case Information

UST Cleanup Fund (Fund) Claim No.: E0124	Global ID: T0605901607
Site Name: K & G ARCO Station (Site)	Site Address: 9472 Katella Avenue Garden Grove, CA 92804 (Site)
Responsible Party: MHF, Inc. Attention: Ali and Sean Farsai	Address: 23276 South Pointe Drive, Suite 100 Laguna Hills, CA 92653 9742 Katella Avenue Garden Grove, CA 92804
Fund Expenditures to Date: N/A	Number of Years Case Open: 32

GeoTracker Case Record: <http://geotracker.waterboards.ca.gov/?gid=T0605901607>

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 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 an active ARCO fueling station located on the southwest corner of the intersection of Katella Avenue and Gilbert Street in Garden Grove, California. A suspected release was first reported in 1992 after Orange County Healthcare Agency staff noted violations during a tank integrity test. In 1994, soil and groundwater samples confirmed the release from the UST system.

E. JOAQUIN ESQUIVEL, CHAIR | ERIC OPPENHEIMER, EXECUTIVE DIRECTOR

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In January 1997, the fuel dispensers and above-ground structures were removed from the Site. On April 6, 1999, four USTs and associated piping were removed, and petroleum constituents were found in soil samples from under the USTs and near former dispenser locations. Groundwater samples from three monitoring wells sampled in September 1999 also showed petroleum constituents exceeding water quality objectives. The Site was subsequently redeveloped as a gasoline service station and mini mart with the installation of two new USTs and six fuel dispenser islands that remain on site.

Between April 2016 through September 2019, a reported total of 19,145 pounds of petroleum constituents were removed from the site using soil vapor extraction. Between April 2016 and December 2022, a groundwater pump and treat system removed approximately 4.3 million gallons of groundwater, treated it, and released it into the sewer system. Fifteen groundwater monitoring wells have been installed at the site (two of which were replaced) and monitored regularly through 2024. Free product has not been observed in any well since 2017.

As of 2024, the remaining groundwater contaminant plume is less than 250 feet in length and stable. The nearest active water supply well or surface water body is located about 3,000 feet to the southwest, which is upgradient from the plume. The recent maximum dissolved concentrations of benzene and MTBE were 900 µg/L and 110 µg/L, respectively. Active remediation in the source area has reduced concentrations of petroleum constituents in soil and sampling results indicate residual petroleum poses a low risk to human health.

The 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 the EXCEPTION** for vapor intrusion to indoor air. Exposure to petroleum vapors associated with historical fuel system releases are comparatively insignificant relative to exposures from small surface spills and fugitive vapor releases that typically occur at active fueling facilities.

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- **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, 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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3/12/2025

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4/02/2025

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