

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: Kyle Wright	Case No.: 083003145T

Case Information

UST Cleanup Fund (Fund) Claim No.: 19005	Global ID: T0605902142
Site Name: Orco Tools and Equipment (Site)	Site Address: 2100 Ritchey Street Santa Ana, CA 92705
Responsible Party 55 Freeway Partners, LLC Attention: Rob Socci	Address: 30591 Steeplechase Drive San Juan Capistrano, CA 92675
Fund Expenditures to Date: \$187,126	Number of Years Case Open: 28

GeoTracker Case Record: <http://geotracker.waterboards.ca.gov/?gid=T0605902142>

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 currently occupied by a metal finishing facility. Previously, the Site supported the ORCO Construction Supply Facility, a concrete product manufacturer. In December 1997, one 1,000-gallon steel UST, along with the associated dispenser and piping, was

removed. Approximately 95 tons of petroleum-impacted soil was over-excavated and disposed of off-site during removal activities.

Between April and June 2019, dual-phase extraction was conducted at the Site. A total of 3,758 gallons of affected groundwater was removed and transported off-site for disposal, and 1,739 pounds of petroleum hydrocarbons were removed.

Since 1997, a network of ten monitoring wells, eleven soil vapor probes, and three indoor vapor probes have been installed and routinely monitored. No free product was observed in the Site's monitoring wells during any groundwater monitoring event. Groundwater monitoring over the last five years indicates that the remaining petroleum hydrocarbon contamination plume is stable and measures less than 250 feet in length. Additionally, soil and soil-vapor sample results indicate a low risk for the existing and expected land use.

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 Criteria 2 (a), Scenario 4.** The concentrations of benzene, ethylbenzene, and naphthalene in soil gas are less than the Policy limits as it applies to the bioattenuation zone, land use, and existing or planned future building structures at the Site.
- **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.

Orco Tools and Equipment, T0605902142
2100 Ritchey Street, Santa Ana

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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04/03/2025

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