UNDERGROUND STORAGE TANK (UST) CASE CLOSURE SUMMARY

Lead Agency Information

Lead Agency Name: Orange County Health Care Agency, Division of Environmental Health (Orange County LOP)	Address: 1241 East Dyer Road, Suite 120 Santa Ana, CA 92705
Case Manager: Karl Bewley	Case No.: 88UT199

Case Information

UST Cleanup Fund (Fund) Claim No.: 9571	Global ID: T0605900862
Case Name: ARCO #3053	Site Address: 5981 Warner Avenue Huntington Beach, CA 92647 (Site)
Responsible Party (RP): Marathon Petroleum Company LP Attn: Eric Swaisgood Atlantic Richfield Company	Address: 539 South Main Street Findlay, Ohio 45840 501 Westlake Park Boulevard Houston, TX 77079
Fund Expenditures to Date: $735,844	Number of Years Case Open: 37

GeoTracker Case Record: http://geotracker.waterboards.ca.gov/?gid=T0605900862

Summary

This case has been proposed for closure by the State Water Resources Control Board at the request of the Orange County LOP which concurs with closure.

The Low-Threat Underground Storage Tank Case Closure Policy (Policy)[1] contains general and media-specific criteria. Sites that meet Policy 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 Policy criteria and therefore, case closure is appropriate.

The Site is an active commercial petroleum fueling facility with single story building housing an automotive repair shop and a mini market. The station maintains three 12,000-gallon, double-walled USTs, three dispenser islands, and six fuel dispensers. An unauthorized release was reported at the Site in June 1988 following a test of a 500-gallon waste-oil UST. The release was confirmed in December 1988 following the removal and replacement of five USTs (four 6,000-gallon gasoline and one 550-gallon waste-oil). During the UST replacement, ARCO over-excavated 250 cubic yards of petroleum-impacted soil and disposed of the soil off-site.

Groundwater extraction and treatment was conducted from November 1993 through March 2000 and from August 2002 through July 2012. Approximately 4.4 million gallons of petroleum impacted groundwater were removed from the Site. SVE was conducted between January 1995 and March 2001, removing 8,050 pounds of vapor-phase total petroleum hydrocarbons. In October 2000, a double-walled vapor pipe failed during a backpressure test, which resulted in the over-excavation and disposal of approximately 170 cubic yards of petroleum-impacted backfill material. Additional remedial activities have not been completed at the Site since July 2012. Free product has not been reported on the site since 1990. Since 1988, 18 groundwater monitoring wells have been installed at the Site and regularly monitored. Based on the most recent groundwater monitoring event conducted in June 2025, water quality objectives have been achieved for all petroleum constituents, except methyl tert-butyl ether and benzene in the immediate source area.

The Site is bordered on the west and north by a multi-unit shopping center that is the subject of a Department of Toxic Substances Control (DTSC) managed case (Crown/Kona Cleaners, EnviroStor case number 60002697). The DTSC site has a network of 24 soil vapor probes and 19 sub-slab vapor probes to assess the extent of chlorinated solvent impacts in and around the shipping center and its parking lot. The primary contaminants of concern in the Crown/Kona case are tetrachloroethene and trichloroethene. Soil vapor samples taken from the parking lot have shown, in addition to detections of PCE, concentrations of benzene exceeding Policy levels. A soil vapor extraction system has been operational at the Crown/Kona site since 2023.

Remaining petroleum constituents are limited, stable, and decreasing and further assessment will not alter the conceptual site model significantly. Based on an analysis of site-specific conditions under current and reasonably anticipated near-term future scenarios, the regulatory agency and State Water Board have determined that

[1] https://www.waterboards.ca.gov/board_decisions/adopted_orders/resolutions/2012/rs2012_0016atta.pdf

remaining petroleum constituents associated with the case do not pose a significant risk to human health, safety, or the environment under current conditions and property use.

Rationale for Closure Under the Policy

- General Criteria – Site **MEETS ALL EIGHT GENERAL CRITERIA** under the Policy.
- **Groundwater Media-Specific Criteria – Site Meets Criteria 1, Class 5**. The regulatory agency determines, based on an analysis of site-specific conditions that under current and reasonably anticipated near-term future scenarios, the contaminant plume poses a low threat to human health and safety and to the environment and water quality objectives will be achieved within a reasonable time frame.
- **Petroleum Vapor Intrusion to Indoor Air – (onsite) Site Meets the EXCEPTION for Vapor Intrusion to Indoor Air.** Satisfaction of the media-specific criteria for petroleum vapor intrusion to indoor air is not required at active commercial petroleum fueling facilities. 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.
- **Petroleum Vapor Intrusion to Indoor Air – (offsite) Site Meets Criteria 2 (b)**. A site–specific risk assessment for the vapor intrusion pathway was conducted and demonstrates that human health is protected to the satisfaction of the regulatory agency. Elevated concentrations of benzene in soil vapor has been detected in the off-site parking lot, with no petroleum vapor intrusion (VI) receptor (buildings) nearby.
- **Direct Contact and Outdoor Air Exposure – Site Meets Criteria Site Meets Criteria 3 (b)**. Maximum concentrations of petroleum constituents in soil are less than levels that a site-specific risk assessment demonstrates will have no significant risk of adversely affecting human health.

Recommendation for Closure

The corrective action conducted for this case ensures that any residual petroleum constituents associated with the case pose a low threat to human health, safety, and the environment. The corrective action was 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. As such, case closure is recommended.

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8/21/2026

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