

State Water Resources Control Board

UNDERGROUND STORAGE TANK (UST) CASE CLOSURE SUMMARY

Agency Information

Agency Name: Orange County Health Care Agency	Address: 1241 East Dyer Road, Suite 120 Santa Ana, CA 92705
Agency Caseworker: Eugene Francisco	Case No.: 18UT003

Case Information

UST Cleanup Fund (Fund) Claim No.: NA	Global ID: T10000011691
Site Name: Wayne Perry Inc.	Site Address: 8301 Commonwealth Avenue Buena Park, CA 90621 (Site)
Responsible Party Wayne Perry, Inc. Attention: Robert Deamer	Address: 8281 Commonwealth Avenue Buena Park, CA 90621
Fund Expenditures to Date: NA	Number of Years Case Open: 4

GeoTracker Case Record: <http://geotracker.waterboards.ca.gov/?gid=T10000011691>

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) 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 currently includes office buildings, mechanic bays, office trailers, storage containers, and an equipment and materials storage yard. The release was discovered when one 10,000-gallon gasoline UST, one split 12,000-gallon UST containing gasoline and diesel, one fuel dispenser, and associated piping were removed from the Site in January 2018. Three groundwater monitoring wells were previously installed on the Site

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Wayne Perry, Inc., T10000011691
8301 Commonwealth Avenue, Buena Park

associated with closed case Wayne Perry Construction (T0605900828), and an additional groundwater monitoring well was installed in October 2018. Groundwater monitoring has been conducted at the Site since November 2018, and water quality objectives (WQOs) have been achieved for all constituents, except methyl tert-butyl ether (MTBE) in MW-3. The residual petroleum constituents remaining in groundwater are limited in concentration and the MTBE plume is stable and less than 100 feet in length.

Soil sampling indicated very low concentrations of petroleum constituents in a limited areal extent and below thresholds listed in Table 1 of the Policy.

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 1**. The contaminant plume that exceeds water quality objectives is less than 100 feet in length. There is no free product. The nearest existing water supply well or surface water body is greater than 250 feet from the defined plume boundary.
- 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.

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.

Reviewed By:

9/15/2022



Matthew Cohen, P.G. No. 9077
Senior Engineering Geologist

Date



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