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
Agency Caseworker: Miguel Oviedo	Case No.: 083000298T

Case Information

UST Cleanup Fund (Fund) Claim No.: 2854	Global ID: T0605900234
Site Name: Norco Delivery Service, Inc.	Site Address: 1555 South State College Boulevard Anaheim, CA 92806 (Site)
Responsible Parties: Norco Delivery Service, Inc. Attention: Tom Hoskins Seaward RE LP	Address: P.O. Box 4836 Anaheim, CA 92803 923 North Main Street Orange, CA 92867
Fund Expenditures to Date: $1,485,226	Number of Years Case Open: 30

GeoTracker Case Record: http://geotracker.waterboards.ca.gov/?gid= T0605900234

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 the required criteria of the Policy and therefore, is subject to closure.

The site has operated as a commercial delivery service facility since the late 1960s and utilized USTs to fuel delivery vehicles. An unauthorized release was reported in December 1986 after a preliminary site assessment was conducted underneath a 6,000-gallon fuel UST located on the north side of the property. Petroleum hydrocarbons were detected in soil samples collected from under the UST and it was removed from the site in August 1988. A second, 10,000-gallon UST located on the south side of the property was removed in February 1999.

Soil vapor and groundwater extraction were conducted intermittently from June 1990 through June 2022, removing 129,660 pounds of vapor phase petroleum hydrocarbons and removing/treating 445,000 gallons of water. Since 1990, 33 groundwater monitoring wells have been installed and intermittently monitored. Free product was observed in twelve monitoring wells from 1994 to 2023. Between 2002 and 2023, 66 gallons of free product were removed by absorbent socks, bailing, and vacuum trucks. No free product has been observed since 2023. Recent groundwater monitoring events have indicated that the petroleum hydrocarbon plume at the site is stable and decreasing in areal extent.

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.

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:

Steven Mullery

07/02/2024

Steven Mullery, P.G. No. 10304
Engineering Geologist

Date

Reviewed By:

07/02/2024

Dayna Cordano, P.G. No. 9694
Senior Engineering Geologist

Date