

State Water Resources Control Board

UNDERGROUND STORAGE TANK (UST) CASE CLOSURE SUMMARY

Agency Information

Agency Name: San Diego Regional Water Quality Control Board (San Diego Water Board)	Address: 2375 Northside Drive, Suite 100 San Diego, CA 92108
Agency Caseworker: Lalitha Thotakura	Case No.: LOP H05549-003

Case Information

UST Cleanup Fund (Fund) Claim No.: N/A	Global ID: T0607382827
Site Name: Oceanside Golf Course	Site Address: 825 Douglas Drive Oceanside, CA 9254 (Site)
Responsible Party: American Golf Corporation Attention: Nicholas Foley	Address: 909 North Sepulveda Boulevard, Suite 650 El Segundo, CA 90245
City of Oceanside Attention: Rosemarie Chora	300 North Coast Highway Oceanside, CA 92054
Fund Expenditures to Date: N/A	Number of Years Case Open: 21

GeoTracker Case Record: <http://geotracker.waterboards.ca.gov/?gid=T0607382827>

Summary

This case has been proposed for closure by the State Water Resources Control Board at the request of the San Diego 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.

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The Site is currently a golf course located in Oceanside, California. The Site is approximately 500 feet upgradient of Pilgrim Creek. In December 1987, one 1,000-gallon underground storage tank (UST) was removed from the Site. During UST removal, 85 cubic yards of soil was over-excavated and stockpiled onsite. The stockpiled soil was sampled, and laboratory results indicated the soil did not contain petroleum hydrocarbons above laboratory reporting limits. The stockpiled soil was spread across the onsite maintenance area with approval from San Diego Water Board and San Diego Environmental Health Department. A replacement UST was installed in 1988. On September 10, 2003, one 1,500-gallon UST was removed from the Site. A release was discovered during tank removal. No active remediation has been conducted at this Site.

Since 2004, nine groundwater monitoring wells have been installed and regularly monitored. Methyl tertiary butyl ether (MTBE) is detected above water quality objectives in MW-5, MW-10, MW-11, MW-12, and MW-13; however, the residual plume is limited in extent and is not expected to negatively impact water reuse within the area. Surface water sampling was also collected from the nearby Pilgrim Creek. MTBE was detected below water quality objectives where the plume intersects with the creek.

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 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, safety, and the environment and water quality objectives will be achieved within a reasonable time frame.
- Petroleum Vapor Intrusion to Indoor Air – Site **meets Criteria 2 (b)**. A site-specific risk assessment for the vapor intrusion pathway was conducted under the Policy and demonstrates that human health is protected to the satisfaction of the regulatory agency.
- 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

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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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08/05/2024

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