

## 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
Agency Caseworker: Chris Marino	Case No.: 083000369T

#### Case Information

UST Cleanup Fund (Fund) Claim No.: 4558	Global ID: T0605900294
Site Name: Shell #8990	Site Address: 8990 Westminster Boulevard Westminster, CA 92683 (Site)
Responsible Party:  Equilon Enterprises LLC dba Shell Oil Products US Attention: Alex Meza	Address:  20945 S. Wilmington Avenue Carson, CA 90810
Fund Expenditures to Date: \$909,472	Number of Years Case Open: 38

**GeoTracker Case Record:** <http://geotracker.waterboards.ca.gov/?gid=T0605900294>

#### 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.

Shell #8990, T0605900294  
8990 Westminster Blvd., Westminster

The Site operated as a commercial fueling facility until March 2002. In April 2004, the Site was redeveloped to its current use as a commercial office and retail building. The release was discovered in 1986 during removal and replacement of the facility's gasoline USTs. From February 1989 to January 1996, 1,316,167 gallons of petroleum-impacted groundwater were removed via a groundwater extraction system. An additional 976 gallons of petroleum-impacted groundwater was extracted through biweekly over-purging events conducted in April 1999. In March 2002, the three 10,000-gallon gasoline USTs, fuel dispensers, and associated piping were removed from the Site. In April 2003, 2,517 tons of petroleum hydrocarbon-impacted soils and approximately 55,000 gallons of hydrocarbon-impacted groundwater were removed from the former UST pit and former dispenser islands and were disposed of off-site. The excavation was backfilled with 900 pounds of oxygen release compound (ORC) added to the backfill material. In July 2009, ORC was injected into nine locations near the former groundwater monitoring well, MW-25. tertiary butyl alcohol (TBA) remains above the California Division of Drinking Water Notification Level of 12 micrograms per liter ( $\mu\text{g/L}$ ).

The Orange County Water District objected to closure of the Site three times between 2012 and 2015, with the position that TBA-affected groundwater was not fully defined and that there was insufficient data to demonstrate that the plume was stable or decreasing in areal extent. In 2018, 2020, and 2023 additional site investigation was completed to laterally and vertically delineate the remaining TBA plume.

Remaining TBA concentrations have been vertically and laterally delineated, and the remaining TBA plume is less than 250 feet in length. Concentrations of TBA have been decreasing over time from a historical high of 63,000  $\mu\text{g/L}$  in 2001 (B-01) to 720  $\mu\text{g/L}$  in 2023 (HP-1-30). The closest active public drinking water supply well is 2,900 ft north and upgradient of the Site. It is improbable that remaining TBA concentrations will impact the drinking water supply and therefore, poses a low risk to human health and the environment.

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 ( $\mu\text{g/L}$ ), and the dissolved concentration of MTBE is less than 1,000  $\mu\text{g/L}$ .

- **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.

There are no soil sample results in the case record for naphthalene. However, the relative concentration of naphthalene in soil can be conservatively estimated using the published relative concentrations of naphthalene and benzene in gasoline. Taken from Potter and Simmons (1998), gasoline mixtures contain approximately 2% benzene and 0.25% naphthalene. Therefore, benzene concentrations can be used as a surrogate for naphthalene concentrations with a safety factor of eight. Benzene concentrations from the Site are below the naphthalene thresholds in Table 1 of the Policy. Therefore, estimated naphthalene concentrations meet the thresholds in Table 1 and the Policy criteria for direct contact with a safety factor of eight. It is highly unlikely that naphthalene concentrations in the soil, if any, exceed the threshold.

### 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.

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2/14/2025

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02/28/2025

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