

State Water Resources Control Board

UNDERGROUND STORAGE TANK (UST) CASE CLOSURE SUMMARY

Lead Agency Information

Lead Agency Name: Santa Ana Regional Water Quality Control Board (Santa Ana Water Board)	Address: 3737 Main Street, Suite 500 Riverside, CA 92501-3348
Case Manager: Chris Marino	Case No.: 083004027T

Case Information

UST Cleanup Fund (Fund) Claim No.: 21107	Global ID: T0605985973
Case Name: Former Unocal 76 #5247 (aka Crevier BMW)	Site Address: 1500 Auto Mall Road Santa Ana, CA 92705 (Site)
Responsible Party : Union Oil Company of California Attention: James Beacom	Address: 5001 Executive Parkway BR2600 L3W San Ramon, CA 94583
Fund Expenditures to Date: \$753,562	Number of Years Case Open: 20

GeoTracker Case Record: <http://geotracker.waterboards.ca.gov/?gid= T0605985973>

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 \(Policy\)](#)¹ contains general and media-specific criteria. Sites that meet Policy criteria are appropriate for

¹

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

E. JOAQUIN ESQUIVEL, CHAIR | ERIC OPPENHEIMER, EXECUTIVE DIRECTOR

Former Unocal 76 SS #5247, T060598973
1500 Auto Mall Road, Santa Ana

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 currently operates as an automobile dealership, which operates one 4,000-gallon gasoline UST, one 1,000-gallon waste-oil UST, and one 500-gallon waste anti-freeze UST. The current USTs are located on the northwest area of the property and are not associated with the release. Between 1966 and 1985, a Union 76 gasoline service station operated in the southeast corner of the property (previously identified as 2031 East Edinger Ave). Inspection records indicate that three 10,000-gallon gasoline USTs and one 550-gallon waste-oil UST were formerly present in the southeast portion of the Site. A removal permit was issued for the former USTs in October 1985, but no information regarding their removal or sampling was found.

An unauthorized release was reported on December 12, 2005 following discovery of petroleum constituents in soil and groundwater during a Phase II Environmental Site Assessment (ESA) conducted in May 2005. As part of the ESA, a geophysical survey was conducted at the Site revealing that no USTs, tank pit excavations, or product lines were present below the Site. Between February 2006 and June 2012, sixteen groundwater monitoring wells have been installed at the Site (four have been destroyed to date) and regularly monitored. Free product bailing was conducted between November 2009 and November 2012, removing a reported 10.45 gallons of free product, and absorbent socks were used between September 2014 and March 2020, removing a reported total of 21.13 gallons of free product. A multi-phase extraction pilot test was conducted in February 2011, removing a reported 285 gallons of impacted groundwater and 16.1 pounds of vapor phase hydrocarbons. Free product has not been observed at the Site since December 2017.

Remaining petroleum constituents are limited to the source area, stable, and decreasing and further assessment will not alter the conceptual site model significantly. The property owner is willing to accept a land use restriction if the regulatory agency requires a land use restriction as a condition of closure, however, a land use restriction is not required for this case. 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 3.** The contaminant plume that exceeds water quality objectives is less than 250 feet in length. Free product has been removed to the maximum extent practicable, may still be present below the Site where the release originated, but does not extend off-site. The plume has been stable or decreasing for a minimum of five years. The nearest existing water supply well or surface water body is greater than 1,000 feet from the defined plume boundary. The property owner is willing to

Former Unocal 76 SS #5247, T060598973
1500 Auto Mall Road, Santa Ana

accept a land use restriction if the regulatory agency requires a land use restriction as a condition of closure.

- Petroleum Vapor Intrusion to Indoor Air – **Site Meets Criteria 2 (a), Scenario 2.** There is a bioattenuation zone that provides a separation of at least 30 feet both laterally and vertically between the Light Non-Aqueous Phase Liquid in soil and the foundation of existing or potential buildings. Concentrations of total petroleum hydrocarbons as gasoline and diesel combined in soil are less than 100 milligrams per kilogram throughout the entire depth of the bioattenuation zone.
- Direct Contact and Outdoor Air Exposure – **Site Meets Criteria 3 (a).** Maximum concentrations of petroleum constituents in soil are less than or equal to those listed in Table 1 of the Policy for the specified depth below ground surface.

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.

Prepared by:

Steven Mullery

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

10/10/2025

Date

Reviewed By:

Dayna Cordano

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

10/17/2025

Date

