

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, Ste. 500 Riverside, CA 92501
Agency Caseworker: Kyle Wright	Case No.: 083002199T

Case Information

UST Cleanup Fund (Fund) Claim No.: 11486	Global ID: T0605901622
Site Name: Chevron #9-8149	Site Address: 13052 Newport Avenue Tustin, CA 92780 (Site)
Responsible Party Chevron U.S.A. Inc. Attention: Michael Mailloux	Address: P.O. Box 1332 San Luis Obispo, CA 93406
Fund Expenditures to Date: \$464,411	Number of Years Case Open: 32

GeoTracker Case Record: <http://geotracker.waterboards.ca.gov/?gid=T0605901622>

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.

The Site is currently a parking lot for the adjacent Walgreens store but operated as a gasoline service station from 1966 to 2003. Between 1977 and 1984, four gasoline and one waste-oil USTs were removed from the Site and replaced with three gasoline and one waste-oil USTs. The waste-oil UST was removed sometime between 1990 and 1992. The remaining three USTs, dispenser islands, and associated piping were removed in 2003. Soil samples collected during UST removal indicated that the excavated soil was not impacted by petroleum hydrocarbons. The excavated soil was later used as backfill.

A nearby significant petroleum hydrocarbon plume from the El Toro Pipeline release, which occurred beneath the intersection of Newport Avenue and Old Irvine Boulevard, appears to be unrelated to the release from the Site's former USTs. A separate cleanup case record has been created for this release known as Tustin Release Area on The El Toro Pipeline (Santa Ana Regional Water Quality Control Board Case No. 083001909T, GeoTracker Global ID T0605901423). It appears that the plume from the El Toro Pipeline has extended to and commingled with the hydrocarbon plume that originated from the Site. Free product from the El Toro Pipeline release can be found in five onsite monitoring wells.

The UST release from the Site, when considered separately from the commingled releases from the El Toro Pipeline, has been adequately characterized and there are sufficient data to determine that the Site UST release case meets the criteria of the Policy. In 1992, soil vapor extraction removed 1,096 pounds of petroleum hydrocarbons. From 1992 to 2023, 83,100 gallons of contaminated water were collected by pump and treat remediation. Between 2014 to 2024, absorbent socks were used to address the remaining free product. During 2021 to 2024, the soil vapor and groundwater extraction processes removed 16,178 pounds of volatile organic compounds and 4,931 gallons of light non-aqueous phase liquid. Since 1999, eight groundwater monitoring wells have been installed and routinely monitored. Free product was not encountered in onsite monitoring wells due to historical Site activities and the remaining free product encountered in the wells are from the El Toro Pipeline release. Recent groundwater monitoring events have indicated that the remaining 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 Criteria 1, 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 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 3 Without Oxygen Data or Oxygen <4%.** There is a bioattenuation zone that provides a separation of five or ten feet (ft), as applicable, between the top of groundwater 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. Benzene concentrations in groundwater are <100 micrograms per liter (µg/L) (5-ft bioattenuation zone) or ≥100 µg/L and <1,000 µg/L (10-ft 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 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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