

State Water Resources Control Board

UNDERGROUND STORAGE TANK (UST) CASE CLOSURE SUMMARY

Lead Agency Information

Lead Agency Name: Orange County Health Care Agency, Division of Environmental Health (Orange County LOP)	Address: 1241 East Dyer Road, Suite 120 Santa Ana, CA 92705
Case Manager: Karl Bewley	Case No.: 00UT041

Case Information

UST Cleanup Fund (Fund) Claim No.: 15482	Global ID: T060592821
Case Name: Imperial Stations # 1	Site Address: 8221 Garden Grove Boulevard, Stanton, CA 92844 Orange County (Site)
Responsible Party Imperial Stations, Inc. Attn: David Berri	Address: 8221 Garden Grove Blvd., Stanton, CA 92844
Fund Expenditures to Date: \$1,490,000	Number of Years Case Open: 28

GeoTracker Case Record: <http://geotracker.waterboards.ca.gov/?gid=T060592821>

Summary

This case has been proposed for closure by the State Water Resources Control Board at the request of the Orange County LOP, 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 closure pursuant to the Policy because they pose a low threat to human health, safety,

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

Imperial Stations #1, T060592821
8221 Garden Grove Blvd, Stanton

and the environment. The Site meets all Policy criteria and therefore, case closure is appropriate.

The Site is currently an active fueling station and convenience store located at the northwest corner of Garden Grove Boulevard and Fern Street in Stanton. In November 1997, an unauthorized release was detected when dispensers were upgraded, and three 10,000-gallon gasoline steel single-walled USTs were removed from the Site and replaced with two 20,000-gallon steel and fiberglass double walled USTs. Soil sampling from the excavation pits confirmed the presence of petroleum-impacted soil.

During the UST removal and excavation activities an estimated 571 tons of contaminated soil were removed and disposed of off-site. Between 2005 and 2008, dual phase extraction was conducted at the Site. An estimated total of four million gallons of impacted groundwater were treated, removing an estimated 11,195 pounds of petroleum hydrocarbons. Between 2011 and 2012, soil vapor extraction and air sparging were conducted at the Site. An additional estimated 13,641 pounds of petroleum hydrocarbons were removed. In 2013 a soil vapor rebound test indicated that remedial efforts had removed the remaining secondary source to the extent practicable.

Since 1997, a network of 17 groundwater monitoring wells and 14 remediation wells have been installed and routinely monitored. No free product has been observed in any of the Site wells in the last eighteen years of groundwater monitoring. Groundwater monitoring over the last five years indicates that the remaining petroleum hydrocarbon contamination plume is stable and measures approximately 250 feet in length. Soil samples onsite and downgradient meet the commercial and industrial standards outlined in the Low-Threat Closure Policy.

There are other significant groundwater contaminant plumes located approximately 200 feet south of the Site on the Henry's Japanese Auto Repair (Global ID T10000024542) and 8218-8242 Garden Grove Boulevard (Global ID T10000024540, EnviroStor ID 60003146) properties that appear to be unrelated to the former USTs located at the Imperial Stations #1 property. Further, it appears that the plume from the offsite properties have extended to and commingled with the hydrocarbon plume at Imperial Stations #1. Responsible parties for the releases from the offsite properties have been identified, and the responsible parties are conducting corrective action to address the separate releases.

The case associated with the UST release from Imperial Stations #1, when considered separately from the commingled releases from the Henry's Japanese Auto Repair and 8218-8242 Garden Grove Boulevard properties, has been adequately investigated and characterized, and sufficient data exist to demonstrate it meets the criteria of the Policy.

The remaining petroleum constituents are limited, stable, and decreasing and further assessment will not alter the conceptual site model significantly. 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 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 and safety and to the environment and water quality objectives will be achieved within a reasonable time frame.
- **Petroleum Vapor Intrusion to Indoor Air – Site Meets the EXCEPTION for Vapor Intrusion to Indoor Air.** Satisfaction of the media-specific criteria for petroleum vapor intrusion to indoor air is not required at active commercial petroleum fueling facilities. Exposure to petroleum vapors associated with historical fuel system releases are comparatively insignificant relative to exposures from small surface spills and fugitive vapor releases that typically occur at active fueling facilities.
- **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:

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Date

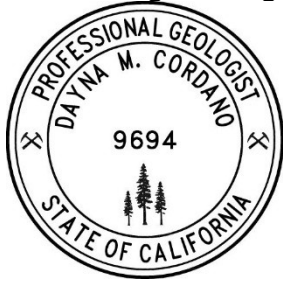
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06/01/2026

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