

## State Water Resources Control Board

### UST CASE CLOSURE REVIEW SUMMARY REPORT

#### Agency Information

Agency Name: Orange County Environmental Health Department (County)	Address: 1241 East Dyer Road, Suite 120 Santa Ana, CA 92705
Agency Caseworker: Shyamala Sundaram	Case No.: 90UT081

#### Case Information

USTCF Claim No.: 3562	GeoTracker Global ID: T0605901119
Site Name: California Comfort Vans	Site Address: 8130 Electric Avenue Stanton, CA 90680
Responsible Party: Western Avenue Properties c/o Eugene Kozlowski	Address: 25391 Commercentre Drive, Suite 120, Lake Forest, CA 92630
USTCF Expenditures to Date: \$146,024	Number of Years Case Open: 23

**URL:** [http://geotracker.waterboards.ca.gov/profile\\_report.asp?global\\_id=T0605901119](http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0605901119)

#### Summary

The Low-Threat Underground Storage Tank (UST) Case Closure Policy (Policy) contains general and media-specific criteria, and cases that meet those criteria are appropriate for closure pursuant to the Policy. This case meets all of the required criteria of the Policy. Highlights of the case follow:

The Site is currently comprised of a single story building consisting of a warehouse that was most recently used as a vehicle conversion facility and is now vacant. No active commercial petroleum fueling activities have occurred since 1990. The property is owned by Western Properties Avenue. From the 1990s until recently, the California Comfort Vans company operated at the Site customizing luxury vans. An unauthorized release was reported in March 1990 following the removal of 9 USTs containing a variety of petroleum products. Approximately 832 tons of impacted soil beneath the USTs were excavated and disposed offsite in 1990. Since 1990 five groundwater monitoring wells have been installed and monitored appropriately. According to groundwater data, water quality objectives have been achieved or nearly achieved for all petroleum constituents except for benzene in wells MW-3, MW-7, MW-8, and GP-2; and ethyl benzene in well GP-2. This closure summary report only addresses the 500-gallon petroleum UST that was removed in March 1990.

The petroleum release is limited to the soil and shallow groundwater. According to data available in GeoTracker, there are no public supply wells or surface water bodies within 1,000 feet of the projected plume boundary. No other water supply wells have been identified within 1,000 feet of the projected plume boundary in files reviewed. The unauthorized release is located in an area served by a public water supply, as defined in the Policy. The affected groundwater is not currently being used as a source of drinking water, and it is highly unlikely

that the affected groundwater will be used as a source of drinking water in the foreseeable future. Other designated beneficial uses of impacted groundwater are not threatened, and it is highly unlikely that they will be, considering these factors in the context of the site setting. Remaining petroleum hydrocarbon constituents are limited, stable, and concentrations are decreasing. Corrective actions have been implemented and additional corrective actions are not necessary. Any remaining petroleum hydrocarbon constituents do not pose a significant risk to human health, safety or the environment.

**Rationale for Closure under the Policy**

- General Criteria: The case meets all eight Policy general criteria.
- Groundwater Specific Criteria: The case meets Policy Criterion 1 by Class 2. The contaminant plume that exceeds water quality objectives is projected to be slightly over 100 but less than 250 feet in length. There is no free product. The nearest water supply well or surface water body is greater than 1,000 feet from the projected 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.
- Vapor Intrusion to Indoor Air: The case meets Policy Criterion 2a by Scenario 3a. The maximum benzene concentration in groundwater is less than 100 µg/L. The minimum depth to groundwater is greater than 5 feet, overlain by soil containing less than 100 mg/kg of TPH.
- Direct Contact and Outdoor Air Exposure: The case meets Policy Criterion 3a. Maximum concentrations in soil are less than those in Policy Table 1 for Commercial/Industrial use, and the concentration limits for a Utility Worker are not exceeded

**Objections to Closure and Responses**

In an email of March 5, 2013, the County Caseworker indicated that the County had no objections to the Fund considering the Site for closure under the Policy.

**Determination**

Based on the review performed in accordance with Health & Safety Code Section 25299.39.2 subdivision (a), the Fund Manager has determined that closure of the case is appropriate.

**Recommendation for Closure**

Based on available information, residual petroleum hydrocarbons at the Site do not pose a significant risk to human health, safety, or the environment, and the case meets the requirements of the Policy. Accordingly, the Fund Manager recommends that the case be closed. The State Water Board is conducting public notification as required by the Policy. Orange County has the regulatory responsibility to supervise the abandonment of monitoring wells.

*Lisa Babcock*  
Lisa Babcock, P.G. 3939, C.E.G. 1235

6/26/14  
Date

Prepared by: Mohammed Khan, P.E. License # CH 4550