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 92501-3339
Agency Caseworker: Kyle Wright	Case No.: 083002006T

Case Information

UST Cleanup Fund (Fund) Claim No.: 13230, 9213	Global ID: T0605901498
Site Name: Pennzoil/Quaker State Facility	Site Address: 336 E. Santa Fe Avenue Fullerton, CA 92632 (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: $1,490,258	Number of Years Case Open: 33

GeoTracker Case Record: http://geotracker.waterboards.ca.gov/?gid=T0605901498

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.

This site is currently occupied by a multi-building apartment complex. The site formerly operated as a Pennzoil distribution facility with six above-ground storage tanks and one

1,000-gallon capacity gasoline UST. An unauthorized release was reported on July 25,1991 following the removal of the UST on March 6, 1985. During the UST removal, 100 tons of impacted soil were excavated and disposed of offsite.

Soil vapor extraction was conducted between July 1998 and February 2004 and 100,135 pounds of total petroleum hydrocarbons were removed from the subsurface. Dual phase extraction was conducted between June 2005 and January 2010 and 215,708 gallons of groundwater and 28,006 pounds of petroleum hydrocarbons were removed from the subsurface. Since 1994, 33 groundwater monitoring/remediation wells have been installed and monitored. Groundwater monitoring conducted through 2016 has indicated that the petroleum hydrocarbon plume at the site is stable and decreasing in areal extent.

During October 2014, the Regional Water Board opened a Site Cleanup case to address the remaining non-petroleum contaminants. The Site Cleanup Case's GeoTracker Global ID is T10000008692. The UST release from this site, when considered separately from the Site Cleanup case, has been adequately investigated and characterized and meets the criteria of the Policy. All groundwater monitoring wells associated with this Site will be retained for use on case T10000008692.

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 (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 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.

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.

Prepared by:

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5/10/2024
Date

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5/10/2024
Date