

## State Water Resources Control Board

### UNDERGROUND STORAGE TANK (UST) CASE CLOSURE SUMMARY

#### Lead Agency Information

Lead Agency Name: Orange County Local Oversight Program (OCLOP)	Address: 1241 East Dyer Road, Suite 120 Santa Ana, CA 92705
Case Manager: Geniece Higgins	Case No.: 86UT206

#### Case Information

UST Cleanup Fund (Fund) Claim No.: 8957	Global ID: T0605900372
Case Name: Arco #6066	Site Address: 490 Pacific Coast Hwy. Seal Beach, CA 90740
Responsible Party: Marathon Petroleum Company, LP Attention: Eric Swaisgood	Address: 539 South Main Street Findlay, Ohio 45840
Atlantic Richfield Company	501 Westlake Park Boulevard Houston, TX 77079
Fund Expenditures to Date: \$1,490,000	Number of Years Case Open: 39

**GeoTracker Case Record:** <http://geotracker.waterboards.ca.gov/?gid=T0605900372>

#### 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 \(Policy\)](#)<sup>1</sup> 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,

<sup>1</sup>

[https://www.waterboards.ca.gov/board\\_decisions/adopted\\_orders/resolutions/2012/rs2012\\_0016atta.pdf](https://www.waterboards.ca.gov/board_decisions/adopted_orders/resolutions/2012/rs2012_0016atta.pdf)

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

The Site is an empty lot located on the northwest corner of the intersection of Pacific Coast Highway and 5th Street in Seal Beach, Orange County, California. The Site was formerly an active retail gasoline fueling station with a small mini-mart and a Smog Pros-branded auto repair shop. The release was discovered in 1986 when ARCO service station personnel noted discrepancies on their inventory records. The source of the release included a 10,000-gallon gasoline UST and three 6,000-gallon gasoline USTs. The USTs were removed in January 1987 along with 1,700 gallons of petroleum-impacted groundwater, 25 gallons of liquid phase hydrocarbons, and an unknown quantity of contaminated soil. The USTs were replaced by three 12,000-gallon gasoline USTs and one used-oil UST. These USTs were later removed in April 2011.

Dual Phase Extraction (DPE) was conducted from July 2000 to June 2001, September 2002 to July 2003, and August 2003 to December 2004. These DPE operations cumulatively removed approximately 1,378 pounds of vapor-phase hydrocarbons and 381,169 gallons of petroleum-impacted groundwater. Three major excavation events, which occurred in 2004, 2011-2012, and 2016, removed a total of approximately 24,892 tons of petroleum-impacted soil from the Site and the surrounding area. In 2009, a permanent DPE system was installed and operated until 2023. An estimated total of 36,176 pounds of vapor-phase hydrocarbons were removed between 2009 and 2023. Additionally, approximately 56,507,874 gallons of groundwater was treated and discharged to the Orange County Sanitation District (OCSD) sanitary sewer system under OCSD Permit No. S-053371.

Recent groundwater monitoring events have indicated that the remaining petroleum hydrocarbon plume is stable and decreasing in areal extent. Confirmation soil samples taken during excavation events in 2011-2012 and 2016 found that benzene, ethylbenzene, and naphthalene concentrations in the upper 10 feet of soil do not exceed those listed in Table 1 in the Policy for a commercial property. Finally, a site-specific risk assessment for vapor intrusion was conducted by the State Water Board, that determined that soil vapor at and around the Site does not pose a human health risk for all chemicals analyzed, including benzene, ethylbenzene, and naphthalene.

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 1.** The contaminant plume that exceeds water quality objectives is less than 100 feet in

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length. There is no free product. The nearest existing water supply well or surface water body is greater than 250 feet from the defined plume boundary.

- **Petroleum Vapor Intrusion to Indoor Air – Site Meets Criteria 2 (b).** A site-specific risk assessment for the vapor intrusion pathway was conducted and demonstrates that human health is protected to the satisfaction of the regulatory agency.
- **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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1/21/2026

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Date

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01/30/2026

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Date

