
State Water Resources Control Board

NOTICE OF OPPORTUNITY FOR PUBLIC COMMENT

**UNDERGROUND STORAGE TANK CLEANUP FUND (FUND), CASE CLOSURE
RECOMMENDATION, PURSUANT TO HEALTH AND SAFETY CODE SECTION 25299.39.2:
CLAIM NUMBER: 12812; SITE ADDRESS:
METRO CAR WASH; 387 TUSTIN AVENUE N, ORANGE, CA 92867**

NOTICE IS HEREBY GIVEN THAT the State Water Resources Control Board (State Water Board) will accept comments on the proposed underground storage tank (UST) case closure for Orange County Environmental Health Care Agency case number 98UT003, 387 Tustin Ave. N, Orange, Orange County. The State Water Board will be considering this UST case closure summary at a future board meeting. The meeting will be noticed separately.

Health & Safety Code section 25299.39.2 subdivision (a)(1) requires that the Fund Manager notify UST owners or operators who have a Letter of Commitment (LOC) that has been in active status for five or more years and to review the case history of these sites on an annual basis unless otherwise notified by the UST owner or operator. In addition, Health & Safety Code section 25299.39.2 further states that the Fund Manager, with approval of the UST owner or operator, may recommend regulatory case closure to the State Water Board. This process is called the "5-Year Review." The State Water Board may close or require the closure of any UST case.

Having obtained the owner/operator's approval, and pursuant to Health & Safety Code section 25299.39.2 subdivision (a)(1), the Fund Manager recommends closure of the UST. Enclosed is a copy of the UST Case Closure Summary for the UST case. The case closure summary contains information about the UST case and forms the basis for the UST Cleanup Fund Manager's recommendation to the State Water Board for UST case closure. A copy of the Case Closure Summary has been provided to the owner/operator, environmental consultant of record, the local agency that has been overseeing corrective action, the local water purveyor, and the water district specified by Health & Safety Code section 25299.39.2 subdivision (a)(1).

New requirements specified in Health & Safety Code section 25299.39.2 subdivision (a)(2) require that the State Water Board limit reimbursement of any correction action costs incurred after the date of this letter to \$10,000 per year, excepting special circumstances.

SUBMISSION OF WRITTEN COMMENTS

Written comments on the case closure summary to the State Water Board **must be received by 12:00 Noon on November 5, 2012**. After the deadline, staff will not accept additional written comments unless the State Water Board determines that such comments should be accepted. Please provide the following information in the subject line: **“Comment Letter – Metro Car Wash Case Closure Summary.”** Comments must be addressed to:


Ms. Jeanine Townsend
Clerk to the Board
State Water Resources Control Board
1001 I Street, 24th Floor [95814]
P.O. Box 100
Sacramento, CA 95812-0100
(tel) 916-341-5600
(fax) 916-341-5620
(email) commentletters@waterboards.ca.gov

Hand and special deliveries should also be addressed to Ms. Townsend at the address above. Couriers delivering comments must check in with lobby security and have them contact Ms. Townsend at (916) 341-5600.

Please direct questions about this notice to Bob Trommer, UST Cleanup Fund, at (916) 341-5684 (btrommer@waterboards.ca.gov) or Nathan Jacobsen, Staff Counsel at (916) 341-5181 (njacobsen@waterboards.ca.gov).

September 4, 2012

Date



Jeanine Townsend
Clerk to the Board

State Water Resources Control Board

UST CASE CLOSURE SUMMARY

Agency Information

Agency: Orange County Health Care Agency (County)	Address: 1241 East Dyer Road, Suite 120 Santa Ana, CA
Agency Caseworker: Shyamala Sundaram	Case No.: 98UT003

Case Information

USTCF Claim No.: 12812	Global ID: T0605902040
Site Name: Metro Car Wash	Site Address: 387 N. Tustin Street, Orange, CA
Responsible Party: Metro California Business Ent.	Address: 2950 Harbor Blvd., Costa Mesa, CA
USTCF Expenditures to Date: \$1,186,514	Number of Years Case Open: 15

URL: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0605902040

Summary

The Low-Threat Underground Storage Tank Case Closure Policy (Low-Threat Policy) contains general and media-specific criteria, and cases that meet those criteria are appropriate for closure pursuant to the Low-Threat Policy. This case meets all of the required criteria of the Low-Threat Policy. A summary evaluation of compliance with the Low-Threat Policy is shown in **Attachment 1: Closure of Underground Storage Tank Sites' Checklist for Compliance with State Water Board Policies and State Law**. The Conceptual Site Model upon which the evaluation of the case has been made is described in **Attachment 2: Summary of Basic Site Information**. Highlights of the Conceptual Site Model of the case follow:

This is currently a car wash paved with asphalt and concrete. An unauthorized release was reported in February 1997 during the UST system removal, and the County opened an UST Case No. 98UT003 at this site. Multiple remediation events were conducted at the site from 2000 to 2001, removing approximately 57,043 pounds of hydrocarbon vapor. The nearest public supply well regulated by the California Department of Public Health (CDPH) is located 2,653 feet southwest of the site, and Orange County Water District reports the nearest production well located approximately 2,000 feet southwest of the site. No domestic wells have been identified. Shallow groundwater is not currently being used as a source of drinking water. Water is provided to water users near the site by the City of Orange Public Works. To date over \$1 million in corrective action costs have been reimbursed by the Fund.

The groundwater at the site is not impacted by petroleum hydrocarbons. The soil impact has been remediated to the extent practicable. The shallow groundwater is not currently being used as a source of drinking water or for any other designated beneficial use, and it is highly unlikely that the shallow groundwater will be used as a source of drinking water or for any other beneficial use in the foreseeable future. Public supply wells are usually constructed with competent sanitary seals and intake screens that are in deeper more protected aquifers. 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. The corrective action performed is protective of human health, safety, and the environment.

Rationale for Closure under the Low-Threat Policy

- General Criteria – The case meets all eight general criteria.
- Groundwater – Groundwater is not impacted.
- Vapor Intrusion to Indoor Air – This case satisfies the requirements of all applicable vapor intrusion scenarios.
- Direct Contact and Outdoor Air Exposure – This case meets Policy Criterion 3.B. A professional assessment of site-specific risk from exposure shows that maximum concentrations of petroleum constituents in soil will have no significant risk of adversely affecting human health.

Objections to Closure

The County required the claimant and his consultant to upload several additional documents to the GeoTracker database, before the site could be reviewed for closure. The County otherwise did not object to the site closure, and had agreed the claimant could remove the remediation system from the site.

Response to Objections to Closure


Based on review of the GeoTracker database, the requested additional documents have been uploaded by the consultant, and the County has not closed the case.

Fund Manager Recommendation for Closure

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



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



Date

ATTACHMENT 1: COMPLIANCE WITH STATE WATER BOARD POLICIES AND STATE LAW

The site complies with the State Water Resources Control Board policies and state law. Section 25296.10 of the Health and Safety Code requires that sites be cleaned up to protect human health, safety, and the environment. Based on available information, this site does not pose significant risk to human health, safety, or the environment.

The site complies with the requirements of the Low-Threat Underground Storage Tank (UST) Case Closure Policy as described below.¹

<p>Is corrective action consistent with Chapter 6.7 of the Health and Safety Code and implementing regulations? The corrective action provisions contained in Chapter 6.7 of the Health and Safety Code and the implementing regulations govern the entire corrective action process at leaking UST sites. If it is determined, at any stage in the corrective action process, that UST case closure is appropriate, further compliance with corrective action requirements is not necessary. Corrective action at this site has been consistent with Chapter 6.7 of the Health and Safety Code and implementing regulations and, since this case meets applicable case-closure requirements, further corrective action is not necessary, unless the activity is necessary for case closure.</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>Have waste discharge requirements or any other orders issued pursuant to Division 7 of the Water Code been issued at this site?</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>If so, was the corrective action performed consistent with any order? There was an order issued for this site. The corrective action performed in the past is consistent with that order. Since this case meets applicable case-closure requirements, further corrective action under the order that is not necessary, unless the activity is necessary for case closure.</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> NA</p>
<p>General Criteria General criteria that must be satisfied by all candidate sites:</p> <p>Is the unauthorized release located within the service area of a public water system?</p> <p>Does the unauthorized release consist only of petroleum?</p> <p>Has the unauthorized (“primary”) release from the UST system been stopped?</p> <p>Has free product been removed to the maximum extent practicable?</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> NA</p>

¹ Refer to the Low-Threat Underground Storage Tank Case Closure Policy for closure criteria for low-threat petroleum UST sites.

<p>Has a conceptual site model that assesses the nature, extent, and mobility of the release been developed?</p> <p>Has secondary source been removed to the extent practicable?</p> <p>Has soil or groundwater been tested for MTBE and results reported in accordance with Health and Safety Code Section 25296.15?</p> <p>Nuisance as defined by Water Code section 13050 does not exist at the site?</p> <p>Are there unique site attributes or site-specific conditions that demonstrably increase the risk associated with residual petroleum constituents?</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p><u>Media-Specific Criteria</u> Candidate sites must satisfy all three of these media-specific criteria:</p> <p>1. Groundwater: To satisfy the media-specific criteria for groundwater, the contaminant plume that exceeds water quality objectives must be stable or decreasing in areal extent, and meet all of the additional characteristics of one of the five classes of sites:</p> <p>Is the contaminant plume that exceeds water quality objectives stable or decreasing in areal extent?</p> <p>Does the contaminant plume that exceeds water quality objectives meet all of the additional characteristics of one of the five classes of sites?</p> <p>If YES, check applicable class: <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5</p> <p>Do site soils contain insufficient mobile constituents (leachate, vapors, or light non-aqueous phase liquids) to threaten groundwater?</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> NA</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> NA</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA</p>
<p>2. Petroleum Vapor Intrusion to Indoor Air: The site is considered low-threat for vapor intrusion to indoor air if site-specific conditions satisfy all of the characteristics of one of the three classes of sites (a through c) or if the exception for active commercial fueling facilities applies.</p> <p>Is the site an active commercial petroleum fueling facility? Exception: Satisfaction of the media-specific criteria for petroleum vapor intrusion to indoor air is not required at active commercial petroleum fueling facilities, except in cases where release characteristics can be reasonably believed to pose an unacceptable health risk.</p> <p>a. Do site-specific conditions at the release site satisfy all of the applicable characteristics and criteria of scenarios 1 through 3 or all of the applicable characteristics and criteria of scenario 4? If YES, check applicable scenarios: <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input checked="" type="checkbox"/> 3 <input type="checkbox"/> 4</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA</p>

<p>b. Has a site-specific risk assessment for the vapor intrusion pathway been conducted and demonstrates that human health is protected to the satisfaction of the regulatory agency?</p> <p>c. As a result of controlling exposure through the use of mitigation measures or through the use of institutional or engineering controls, has the regulatory agency determined that petroleum vapors migrating from soil or groundwater will have no significant risk of adversely affecting human health?</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> NA</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> NA</p>
<p>3. Direct Contact and Outdoor Air Exposure: The site is considered low-threat for direct contact and outdoor air exposure if site-specific conditions satisfy one of the three classes of sites (a through c).</p> <p>a. Are maximum concentrations of petroleum constituents in soil less than or equal to those listed in Table 1 for the specified depth below ground surface (bgs)?</p> <p>b. Are maximum concentrations of petroleum constituents in soil less than levels that a site specific risk assessment demonstrates will have no significant risk of adversely affecting human health?</p> <p>c. As a result of controlling exposure through the use of mitigation measures or through the use of institutional or engineering controls, has the regulatory agency determined that the concentrations of petroleum constituents in soil will have no significant risk of adversely affecting human health?</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> NA</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> NA</p>

ATTACHMENT 2: SUMMARY OF BASIC SITE INFORMATION (Conceptual Site Model)

Site Location/ History

- The Site is located at the east side of North Tustin Street in Orange, California, between East Walnut Avenue and East Palm Avenue. It is surrounded by commercial establishments.
- An unauthorized release was reported in February 1997, after the UST system removal. The Site is currently used as an active car wash.
- One monitoring well has been installed and monitored.
- Site map showing the locations of the former UST system, monitoring well, vapor extraction wells, and soil borings, is provided at the end of this summary.

Pollutant Source

- Nature of Contaminants of Concern: Petroleum hydrocarbons only.
- Source, Date reported, and Status of Release: UST system, February 1997, UST system removed.
- Free Phase Hydrocarbons: None reported.

Geology/ Hydrogeology

- Stratigraphy: The site is underlain by stiff to hard layers of clay and silty clay. The depth to groundwater varies between 110 feet to 150 feet below ground surface (bgs).
- Maximum Sample Depth: 110 feet bgs.
- Minimum Groundwater Depth: 110.26 feet bgs at monitoring well MW-1.
- Maximum Groundwater Depth: Greater than 115 feet bgs at monitoring well MW-1.
- Current Depth to Groundwater: 127.58 feet bgs on October 17, 2011.
- Appropriate Screen Interval: Yes.
- Saturated Zones(s) Studied: 110 to 115 feet bgs.
- Groundwater Flow Direction: Not available, no other sites in the area for estimation.

Groundwater Trends:

The only groundwater monitoring well at the site (MW-1) was monitored for seven years, and no hydrocarbon impact was ever detected.

Receptors

- GW Basin: Coastal Plain of Orange County.
- Beneficial Uses: Municipal and domestic supply.
- Land Use Designation: Commercial.
- Public Water System: City of Orange Public Works.
- Distance to Nearest Supply Well: According to data available in GeoTracker, there are two CDPH regulated water supply wells within ½ mile of the site (including site buffer); the closest well is located 2,653 feet southwest from the site. Orange County Water District reports the nearest production well located approximately 2,000 feet southwest of the site.
- Distance to Nearest Surface Water: Santiago Creek is located approximately 2,300 feet southeast of the site.

Risk Criteria

- Estimate of Hydrocarbon Mass in Soil: Soil has been remediated to the extent practicable.
- Soil/Groundwater tested for MTBE: Yes, see table below.
- Plume extent and mobility: This is a soil-only case.
- Contaminated Zone(s) Used for Drinking Water: No.
- Risk from Residual Petroleum Hydrocarbons: From the June 11, 2011, soil confirmation assessment, no petroleum hydrocarbons were detected above 55 feet bgs; therefore there is no indication of soil hydrocarbon impact within the first 10 feet bgs.

Remediation Summary (Secondary Source Removal)

- Free Product: None reported.
- Soil Excavation: None reported.
- In-Situ Soil Remediation: A soil vapor extraction (SVE) system operated from June 2000 to August 2003, and removed 10,768 pounds of hydrocarbons. From 2005 to 2006, several monthly SVE events took place at the site. From August 2007 to November 2011, another SVE system operated at the site to enhance soil remediation. Overall 57,043 pounds of hydrocarbons were removed using SVE throughout the years.
- Groundwater Remediation: This is a soil-only case.

Tank Information

Tank No.	Size in Gallons	Contents	Closed in Place/ Removed/Active	Date
1	10,000	Gasoline	Removed	February 1997
2	10,000	Gasoline	Removed	February 1997
3	10,000	Gasoline	Removed	February 1997
4	10,000	Gasoline	Removed	February 1997
5	10,000	Gasoline	Removed	February 1997

Monitoring Well Information

Well Designation	Date Installed	Screen Interval (feet bgs)	Depth to Water (feet bgs) (10/17/11)
MW-1	April 2004	110 - 151	127.58

Petroleum Hydrocarbon Constituent Concentration

Contaminant	Soil (mg/kg)		Water (µg/L)		WQOs (µg/L)
	Maximum 0-5 ft bgs ^a	Maximum 5-10 ft bgs ^a	Maximum ^b	Latest (10/17/11)	
TPHg	<0.1	288	<50	<50	NL
Benzene	<0.005	<0.005	<0.5	<0.5	1/250
Toluene	<0.005	0.5	<0.5	<0.5	150/300
Ethylbenzene	<0.005	1.35	<0.5	<0.5	300/680
Xylenes	<0.005	21.8	<0.6	<0.5	1,750/1,750
MTBE	<0.005	0.057	<5	<1	13 primary/5 secondary
TBA	<0.25	<0.25	<25	<10	12/1,200 ^c
Naphthalene	NA	NA	<1	NA	170 ^d

ND: Not detected above lab detection limit

NA: Not Analyzed, Not Applicable or Data Not Available

NL: Not listed

mg/kg: milligrams per kilogram, parts per million

µg/L: micrograms per liter, parts per billion

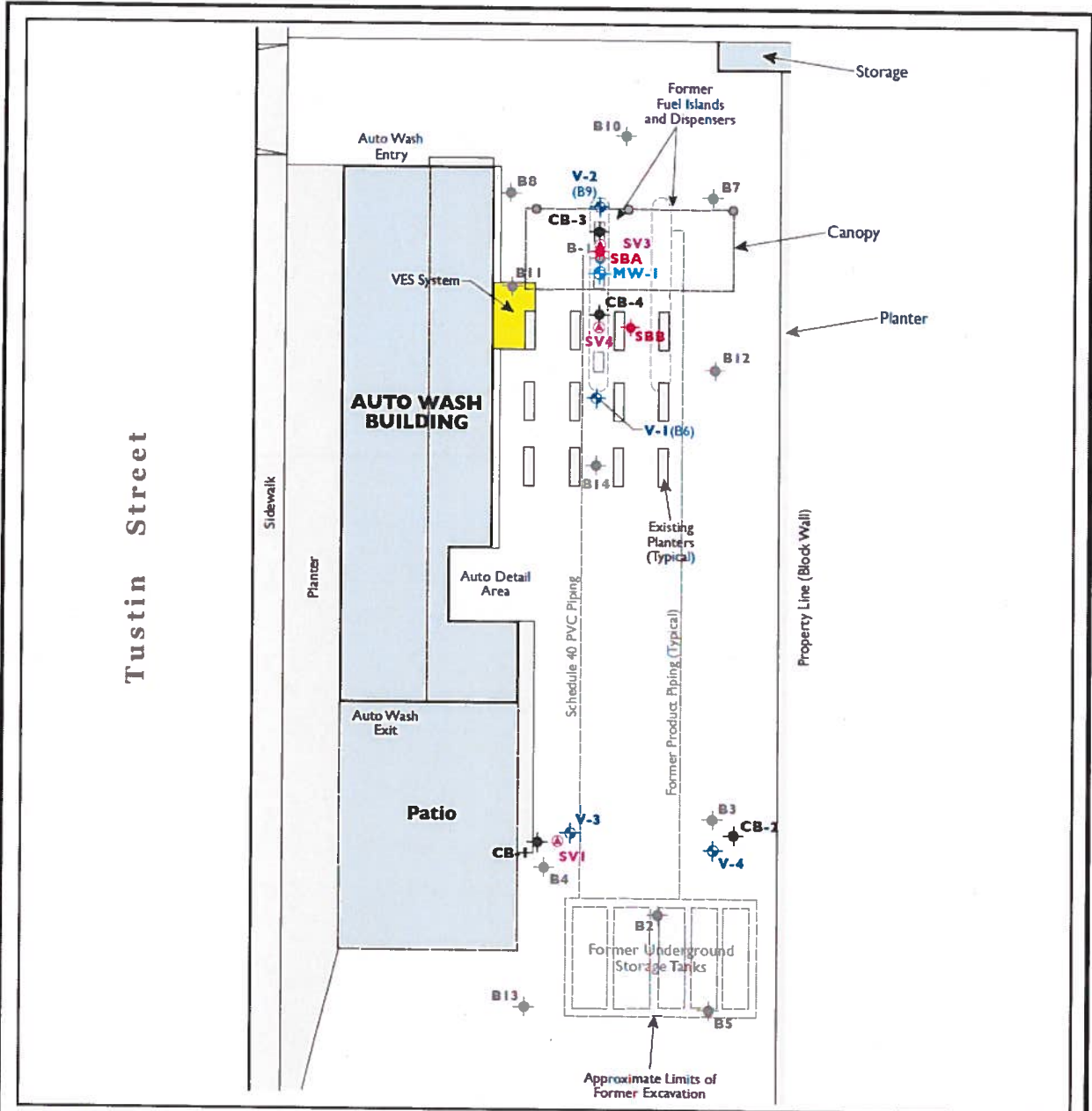
WQOs: Water Quality Objectives, Region 8 Basin Plan

^a According to Reports, soil (1999)







^b According to Reports, wells

^c California Department of Public Health Notification Level/ Response Level

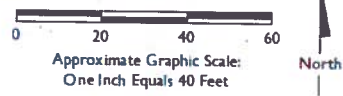
^d California Department of Public Health, Drinking water Action Level



EXPLANATION

-  Location and Designation of Soil Vapor Well
-  Location and Designation of Soil Borings (June 9-10, 2011)
-  Location and Designation of Soil Boring
-  Location and Designation of Confirmation Soil Borings
-  Location and Designation of Soil Boring/Monitoring Well
-  Location and Designation of Soil Vapor Well

Note:
1. All locations are approximate.



CJA **C. JAMES & ASSOCIATES, INC.**
Environmental Consultants

Client:
METRO CAR WASH
OCHCA CASE # 98UT3
387 North Tustin Street, Orange, CA

SITE PLAN WITH LOCATION OF SOIL BORINGS

Plate 2

Drawn By: H.L. Approved By: H.H. Project Number: 00635 Date: June 2011