



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

REGION 6

1201 ELM STREET, SUITE 500

DALLAS, TEXAS 75270

September 9, 2021

Brenda J. Allen
Director, Corporate HSE
Motiva Enterprises, LLC
HSSE
P.O. Box 4540
Houston, Texas 77210-4540

Re: Ready for Reuse Determination; Motiva Enterprises, LLC Port Neches Terminal, 100 E Port Neches Avenue, Port Neches, Texas 77651-3172; EPA ID Number: TXD980626022; TCEQ SWR Number: 30017

Dear Ms. Allen:

The United States Environmental Protection Agency (EPA) Region 6 has determined that Motiva Enterprises LLC Port Neches Terminal (the "Property") is Ready for Reuse (RfR). A Ready for Reuse Determination is an acknowledgment that environmental conditions on the Property are protective of human health and the environment based on its current and planned future use as a commercial/industrial oil storage terminal and for future construction of additional tankage and other improvements, as may be necessary. This RfR Determination does not apply to the Port Neches Canal, which is being addressed through the Texas Commission on Environmental Quality (TCEQ) Texas Risk Reduction Program (TRRP) process.

The Motiva Port Neches Terminal was previously known as the Texaco Asphalt Facility (also Star Enterprise Port Neches Asphalt Refinery). It is located in the City of Port Neches, Jefferson County, Texas. The Property encompasses approximately 566 acres. Most of the acreage is (and was) used for storage of crude oil. The asphalt plant produced asphalt using a vacuum distillation process, which produced lighter end hydrocarbons as a co-product, that were then piped to the Port Arthur Refinery for use in producing refined products. Asphalt production ceased in 1993. Terminal operations have continued and expanded since 1993.

The Property has undergone extensive environmental investigations beginning in the 1980's with an Interim Status Part A permit application, which required environmental characterization and the installation of groundwater detection wells. EPA Region 6 issued a Consent Agreement/Final Order (CA/FO) for the Port Neches Terminal on June 27, 1988. The CA/FO identified two RCRA units that required proper closure (Rodriguez Reservoir and the Oil Recovery Reservoir). The CA/FO also required various hydrogeologic investigations. Motiva agreed to further corrective actions if releases from the two units were discovered. Investigations conducted for the CA/FO found no evidence of releases from the two RCRA units. Motiva clean closed the hazardous waste surface impoundment (Rodriguez Reservoir) by excavating contaminated soils and transporting them off-site in 1986. The Oil

Recovery Reservoir was partially closed with waste in place in one area with an associated deed recordation and the remaining area was clean closed during interim status in 1995.

A RCRA Facility Assessment (RFA) was conducted in 1988 and identified sixteen (16) Solid Waste Management Units (SWMUs) and four (4) Areas of Concern (AOCs). Six (6) SWMUs and four (4) AOCs required further investigation and all remediation and closure efforts were completed by 2001 in accordance with TCEQ requirements except for the Port Neches Canal. The Port Neches Canal is not located within the site boundary of the Motiva Port Neches Terminal.

The facility maintains a deed recordation for the Oil Recovery Reservoir. DNAPL is present from an off-site source and is well defined within the site boundaries and based on a thorough site characterization, does not affect ongoing industrial operations at the Property or represent an unacceptable risk to current industrial operations. Motiva will periodically check the status of the recovery well MW-4R that, at present has no measurable quantity of DNAPL. MW-4R will also be added to Motiva's annual perimeter monitoring program that is conducted for internal use. This will help ensure that no contaminants are migrating off-site. The soil and groundwater conditions at the Property are such that they do not pose an exposure risk for ongoing terminal operations or oil storage operations.

With this RfR Determination, EPA Region 6, in consultation with the TCEQ, agrees that, based on current information, the Property has successfully been investigated, all planned response actions and risk management activities have been implemented, and that environmental conditions at the Property are protective of human health and the environment based on its current and future use. The RfR Basis of Decision (BOD) is provided as an enclosure to this correspondence.

If conditions on the Property change (*e.g.* land use is altered or new site receptors are identified) or additional impacted media are discovered, the current owner/operator will notify TCEQ regarding the changed conditions. The undersigned expressly reserves all rights and authorities to require further action by owners or operators if new or additional information is discovered that impacts this RfR Determination, whether such information is known as of this date or becomes available in the future. We wish you success in your future endeavors with this site.

Sincerely,

9/9/2021

X Ronald D. Crossland

Ronald D. Crossland

Signed by: RONALD CROSSLAND

Director

Land, Chemical and Redevelopment Division

CC: Eleanor Wehner, TCEQ Remediation Division

Enclosure