

---

## Central Valley Regional Water Quality Control Board

2 March 2026

### **PUBLIC NOTICE**

#### **CASE CLOSURE CONSIDERATION, UNDERGROUND STORAGE TANK RELEASE, COUNTRY CORNER MARKET, 22015 EAST ADAMS AVENUE, REEDLEY, FRESNO COUNTY, CASE # 5T10000761, CUF CLAIM # B0301**

To: Offsite Property Owners and Other Interested Persons,

This letter is to inform interested parties of the Central Valley Regional Water Quality Control Board's (Central Valley Water Board) consideration of closing the subject case, and to request comments from interested parties regarding the proposed closure at the Country Corner Market, 22015 East Adams Avenue, Reedley, Fresno County (Site). In accordance with the criteria contained in the State Water Resources Control Board's *Low-Threat Underground Storage Tank Case Closure Policy* (Policy), the Central Valley Water Board is required to provide the opportunity to interested parties in the vicinity of the Site to participate in the closure process.

The Country Corner Market Site is in an area primarily used for agricultural purposes with some residential properties. In August 2000, two 550-gallon gasoline underground storage tanks (USTs), two dispensers, and associated piping were removed. Analytical results of soil samples from beneath the dispensers and USTs from 6 to 11 feet below ground surface (bgs), indicated concentrations of total petroleum hydrocarbons as gasoline (TPHg); and benzene, toluene, ethylbenzene, and xylene (BTEX). Analytical results of two most-likely stormwater samples collected from the UST excavation at 6.5 feet bgs indicated elevated concentrations of hydrocarbon contamination. In a letter dated 31 January 2001, Fresno County Division of Environmental Health (FCDEH) referred the case to the Central Valley Water Board for regulatory oversight.

In February 2016, soil borings B-1 through B-4 were advanced to a maximum depth of 35 feet bgs at the Site and eleven soil samples were collected. Analytical results by a California accredited laboratory determined that most of the impacted soil is present to a depth of approximately 20 feet bgs at the location of the former USTs, north of the store. Groundwater was not encountered during drilling to a depth of 35 feet and based on Spring 2025 Department of Water Resources data, groundwater was reported to be approximately 80 feet bgs in the Site vicinity.

Drinking water for the Site is provided by an on-site well, approximately 220 feet east of the former USTs. In July 2021, a Sensitive Receptor Survey (SRS) identified one on-site well, eight off-site water supply wells, and two surface water bodies within 1,000 feet of

the Site. During this survey, nine (9) water supply wells were identified, and access was provided for sampling six (6) wells. Analytical results of water samples indicated trace concentration of petroleum constituents in two off-site supply wells and one on-Site well. The off-site wells are more than 500 feet upgradient and cross gradient from the Site. Based on the information provided by the Division of Drinking Water (DDW), a new water supply well was drilled at the Site in August 2021. The well was drilled to a depth of 400 feet bgs with the well screen from 300 feet to 400 feet bgs and permitted for use by DDW in April 2022. The old well has been disconnected.

In December 2022, a second SRS identified twenty-one residential/agricultural water wells within 1,500 feet of the plume boundary, however due to access issues only six wells could be sampled on 12 January 2023. Analytical results indicated no constituents of concern detected in the water samples analyzed, including the wells with previous detections.

In May 2025, soil borings B-5 through B-8 were advanced to further determine the extent of contamination at the Site. Boring B-8 was drilled and sampled to a depth of 50 feet bgs and borings B-5 through B-7 were drilled to 40 feet bgs. Analytical results for 27 soil samples indicated no detectable concentrations of petroleum constituents in any sample during this assessment. Maximum concentrations of benzene, ethylbenzene, and naphthalene in shallow soil are less than those listed in Table 1 of the Policy for commercial/Industrial and residential use, and do not exceed the concentration limits for Utility Workers. Remaining concentrations of petroleum constituents in shallow soil should have no significant risk of adversely affecting human health and the environment.

Based on the analytical results of soil gas sample collected from SG-1 in March 2016, and from SG-2 in May 2025, the concentrations of petroleum constituents of concern are less than the criteria for soil gas contained in the Policy. There is a strong bio -attenuation zone (20% oxygen) associated with the shallow soil which indicates that remaining benzene, toluene, and xylenes should naturally attenuate/biodegrade over time.

In May 2025, tetrachloroethene (PCE) was detected in soil gas sample from SG-2 at concentrations of 23 micrograms per cubic meter ( $\mu\text{g}/\text{m}^3$ ). In Staff's opinion, the detection of PCE in soil vapor sample is likely from a source other than the former petroleum USTs at the Site. The concentrations of PCE in soil vapor samples did not exceed concentrations established in the California Human Health Screening Levels for a residential/commercial scenario.

Groundwater is reported to be approximately 80 feet bgs, and analytical results and field screening of soil samples indicate that gasoline-range hydrocarbons have not migrated greater than 30 feet bgs. There is a minimum buffer of 50-feet of clean soil separating the gasoline-range hydrocarbons from groundwater at 80 feet bgs. Based on the vertical delineation of hydrocarbon impact in soil, it does not appear that the hydrocarbon release has impacted groundwater.

Based on the analytical results from the Site assessment, hydrocarbon-impacted soil at the Site appears to be defined laterally and vertically. Most of the petroleum constituent concentrations were detected in the soil column between 5-20 feet bgs and attenuate significantly from 20 feet to 30 feet bgs. The recent investigation conducted in May 2025 did not identify any petroleum constituents in soil. The soil gas assessment did not detect VOCs that exceed the comparative Policy criteria.

Components of a Conceptual Site Model that assess the nature, extent, and mobility of the release have been developed. Based on the results of the investigation, the lateral and vertical extent of petroleum hydrocarbon constituents in soil have been adequately assessed and it is concluded that the extent of petroleum hydrocarbon impact is limited to shallow soil from the former UST/dispensers. Soil samples to 50 feet bgs, collected during the recent investigation in May 2025, did not indicate any petroleum constituents that exceed the reporting limits.

Based on the Central Valley Water Board Staff case evaluation in accordance with the criteria contained in the Policy, the case meets all General and Media Specific Policy criteria. Based on the attenuating concentrations of remaining trace petroleum hydrocarbons in soil, and the absence of petroleum impact to groundwater, residual petroleum hydrocarbons should not present a threat to human health, the environment, or beneficial uses of groundwater. The residual petroleum concentrations in soil, mostly located near the building foundation, should be further reduced by natural attenuation/degradation, and no further action regarding this release is necessary.

The secondary source has been removed to the extent practicable, when in August 2000, the gasoline UST system was removed. This Site is a soil only case and groundwater is not impacted by the release.

**The Central Valley Water Board Staff conclude that the case meets the General and Media-Specific criteria contained in the Policy and satisfies the case closure requirements of Health and Safety Code section 25296.10.**

This [Public Notice](#) has been transmitted to interested parties in the area, and is posted on the website ([http://www.waterboards.ca.gov/centralvalley/public\\_notices/](http://www.waterboards.ca.gov/centralvalley/public_notices/)), under Public Notices, Underground Storage Tanks-Decisions Pending & Case Closures. Details of the Site assessment and cleanup are also available through the State Water Board [GeoTracker website](#) (<http://geotracker.waterboards.ca.gov/>) by searching for case number **5T10000761**. This information may also be reviewed at the Central Valley Water Board office at 1685 E Street in Fresno, California.

You may participate in the case closure process by reviewing technical reports, asking questions, and providing comments. Comments regarding the proposed closure need to be submitted to the Central Valley Water Board at the above-listed address by **4 May 2026**. Interested parties with questions or comments regarding the Site or the proposed action should contact Khalid Durrani at the above address, by e-mail at [khalid.durrani@waterboards.ca.gov](mailto:khalid.durrani@waterboards.ca.gov), or by telephone at (559) 445-6191.

On completion of the public comment period and in the absence of substantive comment against closure being granted, Central Valley Water Board Staff will proceed with the closure process for the case.