
Central Valley Regional Water Quality Control Board

3 January 2024

PUBLIC NOTICE

CASE CLOSURE CONSIDERATION, UNDERGROUND STORAGE TANK RELEASE, FORMER EYSTER PROPERTY, 1008 NORTH JAYE STREET, PORTERVILLE, TULARE COUNTY, RB CASE 5T54000259

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 1008 North Jaye Street in Porterville, Tulare County site (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 Site vicinity to participate in the closure process.

The Site is a vacant lot, formerly occupied by a fueling station, at the northeast corner of North Jaye Street and West Mulberry Avenue in Porterville, Tulare County. On 24 April 1992, two 550-gallon and one 250-gallon gasoline, and one 250-gallon gasoline/kerosene USTs were removed from the Site. Elevated concentrations of total petroleum hydrocarbons as kerosene (TPHk) and total petroleum hydrocarbons as gasoline (TPHg) were detected in the northwest tank excavation, where two 250-gallon USTs were removed. Petroleum constituents were not detected in samples collected from the southeastern 500-gallon UST excavation.

The Tulare County Environmental Health Services Division requested that a Site investigation be completed, however no investigation was conducted. In a letter dated 23 July 2013, Tulare County referred the Site to the Central Valley Water Board for regulatory oversight. Central Valley Water Board staff (Staff) issued multiple letters requesting a Site investigation work plan, however a work plan was not submitted.

A Cooperative Agreement LS99T86001 was signed between the U.S. Environmental Protection Agency (USEPA) and the California State Water Resources Control Board to fund the Site assessment work.

Based on a Staff Work Plan conditional concurrence letter dated 4 April 2023, Redhorse Corporation (Redhorse) conducted the Site investigation. On 15 June 2023, soil borings SB-1 through SB-4 were drilled to determine the vertical and lateral extent of petroleum contamination. Soil samples were collected at five-foot intervals to the maximum depth of 20 feet below ground surface (bgs). Groundwater was not encountered during drilling. Based on the California Department of Water Resources (DWR) Spring 2023

groundwater data, groundwater in the area is approximately 140 feet bgs. Boring SB-3 was advanced to 20 feet bgs and all other borings were advanced to 16 feet bgs. A total of 15 soil samples were collected for laboratory analysis at approximately five-foot intervals.

Soil samples were analyzed by a State of California accredited laboratory for TPHg and volatile organic compounds (VOCs) including benzene, toluene, ethylbenzene, total xylenes (BTEX), naphthalene and methyl tert-butyl ether (MTBE) by EPA Method 8260B; and total lead by EPA Method 6010B. In addition, five-foot bgs soil samples from borings SB-3 and SB-4 were also analyzed for total petroleum hydrocarbons as diesel (TPHd) by EPA Method 8015, and poly-cyclic aromatic hydrocarbons (PAHs) by EPA Method 8270C. Low to non-detect concentrations of petroleum constituents were detected in soil samples collected during the investigation.

Two temporary soil gas sampling points were installed in borings SB-2 and SB-3 near the former USTs location, in general accordance with the Department of Toxic Substance Control's Advisory on Active Soil Gas Investigations. The samples were taken at 5 feet bgs and were analyzed by Enthalpy Analytical, for BTEX and MTBE by EPA Method TO-15 and percent oxygen by ASTM D1946. Benzene, ethylbenzene, naphthalene, and MTBE were not detected at concentrations that exceeded laboratory detection limits. Toluene was detected at a maximum concentration of 3.9 micrograms per cubic meter ($\mu\text{g}/\text{m}^3$). Total xylenes were detected at a maximum concentration of 1.9 $\mu\text{g}/\text{m}^3$. Oxygen was detected at a concentration of 15 percent in both samples. Tetrachloroethylene was detected at a maximum concentration of 3.8 $\mu\text{g}/\text{m}^3$. All four borings were properly abandoned according to Tulare County Environmental Health Division standards.

An Assessment Report (Report) submitted by Redhorse on 25 September 2023, stated that based on observations and results obtained during this investigation along with historical Site activities and results, the Site appears to meet the General and Media Specific criteria contained in the Policy. Based on soil sample analytical results, the lateral and vertical extent of petroleum hydrocarbon constituents in soil has been adequately assessed, and only trace concentrations of impacted soil remain near the former USTs location.

The absence of detectable concentrations of petroleum constituents indicates a clean soil buffer zone between the bottom of the boring at 20 feet bgs and groundwater at approximately 140 feet bgs. Based on sample results, soil does not contain sufficient mobile constituents (leachate, vapors, or light non-aqueous-phase liquids) to cause groundwater to exceed the criteria contained in the Policy.

The Site meets Policy Criteria 3 (a) of Direct Contact and Outdoor Air Exposure. The maximum concentrations of petroleum constituents in soil are less than or equal to those listed in Table 1 of the Policy. The Site meets Vapor Intrusion to Indoor Air media-specific Policy Scenario 4-Direct Measurement of Soil Gas concentrations, and that based on the Site assessment findings Redhorse concludes that the Site meets the General and Media-Specific criteria and recommends Site closure.

The Site is within the service area of a public water system. Soil and soil vapor results indicate there is no significant secondary source that remains. Based on the attenuating concentrations of remaining petroleum hydrocarbons in soil, and the absence of petroleum hydrocarbon impact to groundwater, residual petroleum hydrocarbons should not present a threat to human health, the environment, or beneficial uses of groundwater. The residual petroleum concentration in soil should be further reduced by natural attenuation, and no further action regarding this release is necessary. All technically and economically feasible cleanup has been completed.

The proposed closure is based on the Central Valley Water Board Staff's conclusion that the case meets the General and Media-Specific criteria contained in the Policy.

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/) <http://geotracker.waterboards.ca.gov/> by searching for case number **5T54000259**. 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 March 2024**.

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, 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.