

**CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD
COLORADO RIVER BASIN REGION**

73-720 Fred Waring Drive, Suite 100
Palm Desert, CA 92260
Phone: (760) 346-7491

Public Notice No. 7-16-24
June 2, 2016

NOTICE OF OPPORTUNITY FOR PUBLIC COMMENT

**PROPOSED UNDERGROUND STORAGE TANK CASE CLOSURE
PURSUANT TO THE LOW-THREAT CLOSURE POLICY FOR
FORMER USA STATION NO. 128
960 IMPERIAL HIGHWAY
EL CENTRO, CA 92243**

NOTICE IS HEREBY GIVEN THAT the Regional Water Quality Control Board – Colorado River Basin Region (Colorado River Basin Water Board) will accept written comments on the proposed underground storage tank (UST) case closure for Former USA Station No. 128, with Regional Board (RB) Case No. UST 7T2 243 042, 960 Imperial Highway, El Centro, CA 92243, Riverside County. This UST site is being proposed for case closure pursuant to the State Water Resource Control Board's "Water Quality Control Policy for Low-Threat Underground Storage Tank Case Closure (LTCP)," which became effective on August 17, 2012. In adopting this Policy, the State Water Board determined that certain UST cases are appropriate for closure if they pose a low threat to human health, safety, and the environment. Low threat may be demonstrated under the Policy by showing that the UST cases meet the general and media-specific criteria established in the Policy, the case closure requirements satisfy Health and Safety Code Section 25296.10, and case closure is consistent with State Water Board Resolution 92-49's requirement that cleanup goals and objectives be met within a reasonable time frame.

Enclosed is a LTCP Checklist prepared by the Colorado River Basin Water Board for the above-entitled matter. Pursuant to the Policy, the Colorado River Basin Water Board will be providing notice about this proposed case closure and the draft Policy review summary to municipal and county water districts, water replenishment districts, special act districts with groundwater management authority, agencies with authority to issue building permits for land affected by the petroleum release, owners and occupants of the property impacted by the petroleum release, and the owners and occupants of all parcels adjacent to the impacted property, as applicable. This Notice and the Policy review summary will also be posted on the Colorado River Basin Water Board's Public Notice web site. The relevant information for the subject case is also available on GeoTracker at:

http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0602562350

SUBMISSION OF WRITTEN COMMENTS

In accordance with the Policy, the Colorado River Basin Water Board shall accept written comments about the proposed case closure during a sixty (60) day public comment period, which begins *June 2, 2016* and ends *August 1, 2016*. Persons wishing to submit written comments on the proposed cases closure are requested to do so by *August 1, 2016*, so that they may be given sufficient consideration.

Comments should be mailed to the attention of Kola Olatunbosun, Water Resources Control Engineer, at the address shown below or faxed to the office at (760) 341-6820. Please provide the following information in the subject line: "Comment Letter – Former USA Station No. 128, 7T2 243 042 UST Case Closure Summary."

California Regional Water Quality Control Board
Colorado River Basin Region
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Palm Desert, CA 92260

Please direct any questions you may have about this Notice to Kola Olatunbosun at (760) 776-8958 (or email Kola.Olatunbosun@waterboards.ca.gov).

LTCP Checklist

[GEOTRACKER HOME](#) | [MANAGE PROJECTS](#) | [REPORTS](#) | [SEARCH](#) | [LOGOUT](#)

USA GASOLINE STATION #128 (T0602562350) - [MAP THIS SITE](#) OPEN - SITE ASSESSMENT

960 IMPERIAL HIGHWAY
EL CENTRO CA 92243
IMPERIAL COUNTY

[ACTIVITIES REPORT](#)
[PUBLIC WEBPAGE](#)

CLEANUP OVERSIGHT AGENCIES
COLORADO RIVER BASIN RWQCB (REGION 7) (LEAD) - CASE #: 7T2243042
CASEWORKER: KOLA OLATUNBOSUN - SUPERVISOR: JOHN CARMONA
CUF Claim #: 17627 CUF Priority Assigned: C CUF Amount Paid: \$260.161

[VIEW PRINTABLE CASE SUMMARY FOR THIS SITE](#)

THIS PROJECT WAS LAST MODIFIED BY **KOLA OLATUNBOSUN** ON 5/27/2016 8:45:07 AM - [HISTORY](#)

THIS SITE HAS SUBMITTALS. [CLICK HERE](#) TO OPEN A NEW WINDOW WITH THE SUBMITTAL APPROVAL PAGE FOR THIS SITE.

CLOSURE POLICY THIS VERSION IS FINAL AS OF 5/27/2016 CHECKLIST INITIATED ON 6/16/2014 [CLOSURE POLICY HISTORY](#)

General Criteria - The site satisfies the policy general criteria - CLEAR SECTION ANSWERS

- a. Is the unauthorized release located within the service area of a public water system?
 Name of Water System :
 IMPERIAL IRRIGATION DISTRICT YES NO
- b. The unauthorized release consists only of petroleum (info). YES NO
- c. The unauthorized ("primary") release from the UST system has been stopped. YES NO
- d. Free product has been removed to the maximum extent practicable (info). FP Not Encountered YES NO
- e. A conceptual site model that assesses the nature, extent, and mobility of the release has been developed (info). YES NO
- f. Secondary source has been removed to the extent practicable (info). YES NO
- g. Soil or groundwater has been tested for MTBE and results reported in accordance with Health and Safety Code Section 25296.15 Not Required YES NO
- h. Does a nuisance exist, as defined by Water Code section 13050. YES NO

1. Media-Specific Criteria: Groundwater - The contaminant plume that exceeds water quality objectives is stable or decreasing in areal extent, and meets all of the additional characteristics of one of the five classes of sites listed below. - CLEAR SECTION ANSWERS

EXEMPTION - Soil Only Case (Release has not Affected Groundwater - Info) YES NO

Does the site meet any of the Groundwater specific criteria scenarios? YES NO

1.3 - The contaminant plume that exceeds water quality objectives is <250 feet in length. Free product has been removed to the maximum extent practicable, may still be present below the site where the release originated, but does not extend off-site. The plume has been stable or decreasing for a minimum of five years. The nearest existing water supply well and/or surface water body is >1,000 feet from the defined plume boundary. The property owner is willing to accept a land use restriction if the regulatory agency requires a land use restriction as a condition for closure. YES NO

2. Media Specific Criteria: Petroleum Vapor Intrusion to Indoor Air - The site is considered low-threat for the vapor-intrusion-to-air pathway if site-specific conditions satisfy items 2a, 2b, or 2c - CLEAR SECTION ANSWERS

EXEMPTION - Active Commercial Petroleum Fueling Facility YES NO

3. Media Specific Criteria: Direct Contact and Outdoor Air Exposure - The site is considered low-threat for direct contact and outdoor air exposure if it meets 1, 2, or 3 below. - CLEAR SECTION ANSWERS

EXEMPTION - The upper 10 feet of soil is free of petroleum contamination YES NO

Additional Information

This case should be kept OPEN in spite of meeting policy criteria. YES NO

Has this LTCP Checklist been updated for FY 15/16? YES NO

SPELL CHECK

LOGGED IN AS OLATK

[CONTACT GEOTRACKER HELP](#)

Appendix G
Updated Contact Information
Former USA 128
960 North Imperial Avenue
El Centro, California

Parcel Number	Property Address	Owner's Name	Owner's Address
064-470-086	960 N Imperial Ave	TESORO SIERRA PROPERTIES LLC	ATTN TAX DEPT EL CENTRO NO. IMPERIAL AVE#6, PO BOX 592809 SAN ANTONIO TX 78259-2809
064-470-105	null	PUENTE DEL SOL LLC	9595 WILSHIRE BLVD, PENTHOUSE 1010 BEVERLY HILLS CA 90212
064-470-100	null	NORTH IMPERIAL ASSOCIATES LLC	C/O BRUNSWICK ZONE XL - EL CENTRO 7313 BELL CREEK ROAD MECHANICSVILLE VA 23111
064-470-101	null	NORTH IMPERIAL ASSOCIATES LLC	NORTH IMPERIAL ASSOCIATES LLC C/O BRUNSWICK, ZONE XL - EL CENTRO 7313 BELL CREEK ROAD MECHANICSVILLE VA 23111
064-470-091	902 N Imperial Ave	SPIRIT MASTER FUNDING VII LLC	C/O SPIRIT REALTY CAPITAL ATTN: CLOSING 16767 N PERIMETER DR STE. 210 SCOTTSDALE AZ 85260
044-290-015	935 N Imperial Ave	DUBOIS LAND & LIVESTOCK COMPANY LLC	801 WEST ROSS ROAD EL CENTRO CA 92243
044-290-020	1041 N Imperial Ave	IMPERIAL HARDWARE COMPANY DBA 1041 NO IMPERIAL EL CENTRO 08	P O BOX 3010 EL CENTRO CA 92244
044-290-021	null	IMPERIAL HARDWARE COMPANY	P O BOX 3010 EL CENTRO CA 92244
	Responsible Party	Moller Investment Group, LLC	6591 Collins Drive, Suite E-11, Moorpark, CA 93021
	Consultant	ES Engineering Services, LLC	1036 West Taft Avenue, Orange, CA 92865

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Former USA 128
960 North Imperial Avenue
El Centro, California

Water Agencies		City of El Centro, 307 West Brighton Avenue, El Centro, CA 92243
		Imperial Irrigation District, P.O. Box 937, Imperial, CA 92251
		Coachella Valley Water District, 51501 Tyler Street, Coachella, CA 92236
		Desert Water Agency, 1200 South Gene Autry Trail, Palm Springs, CA 92264
		Yuma County Water Users, 3800 W County 15th St., Somerton, AZ 85350
Building Department	El Centro City Building Department	12754 West Main Street, El Centro, CA 92243