

**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. 7-16-25  
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. 293  
1302 SOUTH 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. 293, with Regional Board (RB) Case No. UST 7T2 243 033, 1302 South 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=T0602500087](http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0602500087)

**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. 293, 7T2 243 033 UST Case Closure Summary."

California Regional Water Quality Control Board  
Colorado River Basin Region  
73-720 Fred Waring Drive, Suite 100  
Palm Desert, CA 92260

Please direct any questions you may have about this Notice to Kola Olatunbosun at (760) 776-8958 ([Kola.Olatunbosune@waterboards.ca.gov](mailto:Kola.Olatunbosune@waterboards.ca.gov)).

LTCP Checklist  Go

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FORMER FASTRIP #27 (USA #293) (T0602500087) - MAP THIS SITE OPEN - REMEDIATION

1302 IMPERIAL AVE S  
EL CENTRO, CA 92243  
IMPERIAL COUNTY

ACTIVITIES REPORT  
PUBLIC WEBPAGE

CLEANUP OVERSIGHT AGENCIES  
COLORADO RIVER BASIN RWQCB (REGION 7) (LEAD) - CASE #: 7T2243033  
CASEWORKER: KOLA OLATUNBOSUN - SUPERVISOR: JOHN CARMONA  
CUF Claim #: 8085 CUF Priority Assigned: C CUF Amount Paid: \$443,524

VIEW PRINTABLE CASE SUMMARY FOR THIS SITE

THIS PROJECT WAS LAST MODIFIED BY KOLA OLATUNBOSUN ON 5/27/2016 1:40:45 PM - 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 4/3/2016 CLOSURE POLICY HISTORY

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

- 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 YES

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 YES

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 YES

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

Does the site meet any of the Direct Contact and Outdoor Air Exposure criteria scenarios?  YES  NO

3.1 - Maximum concentrations of petroleum constituents in soil are less than or equal to those listed in the following table (LINK) for the specified depth below ground surface.  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

Save Form as Partially Completed

Save Form as Complete

LOGGED IN AS OLATK

CONTACT GEOTRACKER HELP

**Adjacent Parcel Information**  
 Former USA 293  
 1302 South Imperial Avenue  
 El Centro, California

| Parcel Number | Property Address       | Owner's Name  | Owner's Address   |
|---------------|------------------------|---|---|
| 053-605-015   | 1302 S Imperial Avenue | TESORO SIERRA PROPERTIES LLC<br>PROPERTY TAX DEPARTMENT<br>DBA #68131 | PO BOX 592809<br>SAN ANTONIO TX 78259-2809  |
| 053-605-016   | 1505 Ross Avenue       | CALVIN TRAVIS H JR & MARGARET H JT                                    | 1505 W ROSS AVE<br>EL CENTRO CA 92243   |
| 053-605-017   | 1531 Ross Avenue       | REGENCY PARK LP   | C/O NORMAN FERBER<br>DBA APTS AT 1531 ROSS AVE.<br>1531 ROSS AVE (OFFICE)<br>EL CENTRO CA 92243 |
| 053-605-014   | 1310 S Imperial Avenue | SKINNER JOHN CURTIS & KAREN M TRUSTEES                                | 7197 AVIARA DR.<br>CARLSBAD CA 92011  |
| 053-501-001   | 1415 S Imperial Avenue | El Centro Regional Medical Hospital                                   | 1415 Ross Ave, El Centro, CA 92243  |
| 053-431-009   | 1251 S Imperial Avenue | ANAND SUMEET  | P.O. BOX 4276<br>EL CENTRO CA 92244   |
| 052-113-007   | 1290 S Imperial Avenue | CENTRAL BAPTIST CHURCH OF EL CENTRO CALIF                             | 1290 S IMPERIAL AVE.<br>EL CENTRO CA 92243-3752   |
| 052-113-008   | 1235 Cottonwood Drive  | BANKS ROLAND DUANE & ROSE MARY  | 1235 COTTONWOOD DRIVE<br>EL CENTRO CA 92243   |
|               | 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   |

**Adjacent Parcel Information**  
**Former USA 293**  
**1302 South 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                              |