

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. 7-17-30
December 4, 2017

NOTICE OF OPPORTUNITY FOR PUBLIC COMMENT

PROPOSED UNDERGROUND STORAGE TANK CASE CLOSURE
PURSUANT TO THE LOW-THREAT CLOSURE POLICY FOR

APPLE MARKET ONE
56-491 Highway 111
Thermal, CA Riverside County
GLOBAL ID #T0606501089

NOTICE IS HEREBY GIVEN THAT the Regional Water Quality Control Board – Colorado River Basin Region (Regional Water Board) will accept written comments on the proposed underground storage tank (UST) case closure for Apple Market One, Regional Water Board Case No. 7T2 274 019. This UST Site is being proposed for case closure pursuant to the State Water Resources Control Board's "Water Quality Control Policy for Low-Threat Underground Storage Tank Case Closure" (Policy), 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 is established under the Policy by demonstrating that the UST case meets the general and media-specific criteria established in the Policy, satisfies the requirements of Health and Safety Code Section 25296.10, and is consistent with State Water Board Resolution 92-49's requirement that cleanup goals and objectives be met within a reasonable time.

Enclosed is a Policy Checklist prepared by the Regional Water Board for the above-entitled matter. Pursuant to the Policy, the Regional Water Board is providing notice of this proposed case closure 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 owners and occupants of all parcels adjacent to the impacted property, as applicable. This Notice and Policy review summary will also be posted on the Colorado River Basin Water Board Public Notice web site. Relevant information for the subject case is also available on GeoTracker at:

http://geotracker.waterboards.ca.gov/profile_report?global_id=T0606501089

SUBMISSION OF WRITTEN COMMENTS

In accordance with the Policy, the Colorado River Basin Water Board shall accept written comments regarding the proposed case closure during a sixty (60) day public comment period, which begins **December 6, 2017** and ends **February 5, 2018**. Persons wishing to submit written comments on the proposed case closure are requested to do so by **February 5, 2018**, so that they may be given sufficient consideration.

Comments should be mailed to the attention of Phan Le, 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- *Apple Market One - Case No. UST 7T2 274 019*".

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 regarding this Notice to Ms. Phan Le at (760) 776-8974 or (phan.le@waterboards.ca.gov).

File: Apple Market One – Case No. 7T2 274 019



STATE WATER RESOURCES CONTROL BOARD

GEOTRACKER

APPLE MARKET ONE (T0606501089) - [\(MAP\)](#) [SIGN UP FOR EMAIL ALERTS](#)

56491 HIGHWAY 111
THERMAL, CA 92274
RIVERSIDE COUNTY
LUST CLEANUP SITE ([INFO](#))
[PRINTABLE CASE SUMMARY / CSM](#)
[REPORT](#)

CLEANUP OVERSIGHT AGENCIES
COLORADO RIVER BASIN RWQCB (REGION 7) ([LEAD](#)) - CASE #: 7T2274019
CASEWORKER: [Phan Le](#)
RIVERSIDE COUNTY LOP - CASE #: 9814706
CUF Claim #: 17248
CUF Priority Assigned: B
CUF Amount Paid: \$574,695

LTCP CHECKLIST AS OF 11/3/2017 [VIEW PATH TO CLOSURE PLAN](#) [BACK TO CASE SUMMARY](#)

General Criteria - The site satisfies the policy general criteria **YES**

- a. Is the unauthorized release located within the service area of a public water system? YES

Name of Water System : Coachella Valley Water District
- b. The unauthorized release consists only of petroleum ([info](#)). YES
- c. The unauthorized (♦primary♦) release from the UST system has been stopped. YES
- d. Free product has been removed to the maximum extent practicable ([info](#)). YES
- e. A conceptual site model that assesses the nature, extent, and mobility of the release has been developed ([info](#)). YES
- f. Secondary source has been removed to the extent practicable ([info](#)). YES
- g. Soil or groundwater has been tested for MTBE and results reported in accordance with Health and Safety Code Section 25296.15. YES
- h. Does a nuisance exist, as defined by [Water Code section 13050](#). 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. **YES**

- EXEMPTION - Soil Only Case (Release has not Affected Groundwater - [info](#))** **NO**
- Does the site meet any of the Groundwater specific criteria scenarios? YES
- 1.5 - The regulatory agency determines, based on an analysis of site specific conditions, that the site under current and reasonably anticipated near-term future scenarios, the contaminant plume poses a low threat to human health and safety and to the environment and water quality objectives will be achieved within a reasonable time frame. YES

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 **YES**

EXEMPTION - Active Commercial Petroleum Fueling Facility **YES**

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. **YES**

- EXEMPTION - The upper 10 feet of soil is free of petroleum contamination** **NO**
- Does the site meet any of the Direct Contact and Outdoor Air Exposure criteria scenarios? YES
- 3(a) - 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

Additional Information

This case should be kept OPEN in spite of meeting policy criteria.

NO

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