
Central Valley Regional Water Quality Control Board

7 October 2025

PUBLIC NOTICE

CASE CLOSURE CONSIDERATION, UNDERGROUND STORAGE TANK RELEASE, FORMER UNION 76, 8806 SOUTH MAIN STREET, CITY OF SAN JOAQUIN, FRESNO COUNTY, CASE # 5T10000238, CUF CLAIM # B0315

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 former Union 76, 8806 South Main Street, City of San Joaquin, 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 Site is on the south corner of Colorado Avenue and Main Street in the city of San Joaquin, Fresno County, and is currently a vacant dirt lot. The Site was formerly a gasoline fueling station with two 10,000-gallon gasoline underground storage tanks (USTs) and two gasoline dispenser islands. One 1,000-gallon and two 500-gallon waste oil USTs were located on the southeast portion of the property. All USTs were removed from the Site in April 1990. Soil samples collected from beneath the USTs contained concentrations of total petroleum hydrocarbon (TPH) as high as 9,719 milligrams per kilogram (mg/kg).

In July 1990, Fresno County Environmental Health (Fresno County) issued a UST unauthorized release report. In a letter dated 17 January 2008, Fresno County referred the case to the Central Valley Water Board for regulatory oversight.

In February 2025, five soil borings (SB-1 through SB-5) and four soil vapor probes (SVP-1 through SVP-4) were installed at the Site. Forty-seven soil samples were collected and analyzed for petroleum constituents of concern. Analytical results indicated TPH as gasoline range organics (TPHg) as non-detect in all samples, with low levels of metals, TPH as diesel range organics (TPHd) and TPH as motor oil range organics (TPHmo) detected in some samples. TPHmo was detected in samples ranging from 2.6 to 88 mg/kg and TPHd was detected in TTG-SB2-5 at 6.7 mg/kg. Benzene, ethylbenzene, toluene, and total xylenes were not detected in any samples. Arsenic was detected at concentrations of 2.7 to 14 mg/kg in six soil samples.

NICHOLAS AVDIS, CHAIR | PATRICK PULUPA, EXECUTIVE OFFICER

Soil borings were terminated before encountering groundwater after two consecutive soil samples were non-detected for volatile organic compounds (VOCs) during field PID screening. No groundwater monitoring wells were installed.

In March 2025, soil vapor probes SVP-1 through SVP-4 were installed and in April 2025, soil gas sampling was conducted in general accordance with the DTSC Active Soil Gas Investigation Advisory. Low level VOCs were detected in vapor samples; however, benzene, ethylbenzene, naphthalene, and fuel oxygenate were not detected in the SVP samples analyzed. PCE concentrations were reported in four vapor samples from 5.5 micrograms per cubic meter ($\mu\text{g}/\text{m}^3$) to 15 $\mu\text{g}/\text{m}^3$ which are less than the sub-slab/soil gas ESL for the commercial exposure level of 67 $\mu\text{g}/\text{m}^3$.

A Sensitive Receptor Survey (SRS) identified six City of San Joaquin supply wells within one mile of the Site. One school, two daycares, two religious centers, and one health center were found within 1/3 mile of the Site. Soil sample analytical results were non-detected for TPHg, and low level TPHd, metals, arsenic and TPHmo were detected in some soil samples. The Site-related constituents of concern reported are not anticipated to have an impact on the city supply wells.

Groundwater is estimated to be between approximately 110 feet to 130 feet below ground surface (bgs). Based on the analytical results, there is no detection of constituents of concern in soil samples greater than 55 feet bgs. There is approximately a minimum buffer of 55-feet of clean soil separating the petroleum hydrocarbons from groundwater. Based on the vertical delineation of hydrocarbon impact in soil to 55 feet bgs, it does not appear that the hydrocarbon release has impacted groundwater. Based on the information presented from the Site investigation, the constituents of concern do not appear to be a threat to groundwater. Groundwater was not encountered during drilling to a maximum depth of 75 feet. This Site is a soil only case.

Based on the analytical results of soil vapor samples collected in April 2025, the concentrations of benzene, ethylbenzene, and naphthalene at the Site do not exceed the criteria contained in the Policy for petroleum vapor intrusion to indoor air for residential and commercial properties having a bio-attenuation zone. The Site meets Policy Criteria 3 (a). 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 does not exceed the concentration limit for Utility Workers.

Components of a Conceptual Site Model that assess the nature, extent, and mobility of the release have been evaluated. Based on the results of the investigation, the lateral and vertical extent of petroleum hydrocarbon constituents in soil have been adequately assessed and it's concluded that the extent of petroleum hydrocarbon impact is limited to shallow soil. The source of contamination appeared to be from the former USTs system. Analytical results of soil samples collected during the investigation to 75 feet bgs indicated only low to trace concentrations of petroleum constituents. Based on soil sample analytical results and the reported depth to groundwater, it appears that groundwater is not likely impacted by this release.

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 should be further reduced by natural attenuation, and no further action regarding this release is necessary. In addition, the contaminated soil does not appear to contain sufficiently mobile constituents to cause groundwater to exceed the groundwater criteria contained in the Policy.

The secondary source has been removed to the extent practicable based on the USTs system removal in April 1990. This Site is a soil only case and groundwater is likely not impacted by the release. Based on the low concentrations of soil and no likely impact to groundwater, the Site meets the Policy criteria for low-threat closure requirements.

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/, 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 **5T10000238**. 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 **8 December 2025**. 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.