
Central Valley Regional Water Quality Control Board

PUBLIC NOTICE CLOSURE OF ENVIRONMENTAL CASE

This will serve as notice that the Central Valley Regional Water Quality Control Board (Central Valley Water Board) is soliciting comments from the public regarding the pending closure of a Leaking Underground Storage Tank (UST) case, Youth With A Mission (YWAM) at 15850 Richardsons Springs Road, Chico, Butte County (Site).

PUBLIC PARTICIPATION COMMENT PERIOD:

26 August 2026 through 25 October 2026.

SUMMARY:

The Site meets the requirements for closure under Groundwater-Specific Criterion 1 of the State Water Resources Control Board's Low-Threat Underground Storage Tank Case Closure Policy (LTCP). Based on analysis of site-specific conditions under current and reasonably anticipated near-term future scenarios, residual contaminations pose low threat to human health and the environment. Water quality objectives will be achieved through natural degradation processes within a reasonable time frame.

SETTING:

The Site is bounded on all sides by private, undeveloped land. The facility operates as a religious missionary teaching and housing facility. Onsite features include the historic Richardsons Springs Hotel, numerous outbuildings, mineral bath springs, tennis courts, and other resort features.

INVESTIGATION AND REMEDICATION ACTIVITIES:

In February 2024, a 6,000-gallon diesel/heating oil UST of unknown age, was discovered partially buried beneath the slab foundation of the Site's 12,000-gallon water tower. Upon discovery, the top third of the UST was cut off and the contents were pumped into an adjacent concrete secondary containment basin that formerly contained an above ground fuel storage tank. Once in the containment basin, the contents were then transferred into eight, 500-gallon totes.

Between February and October 2024, YWAM staff removed a three-foot wide strip of soil along the eastern edge of the UST to a depth of about two feet below the bottom of the tank. Once excavated, Lawrence and Associates collected three confirmation soil samples and one excavated soil stockpile sample. All samples were analyzed for total petroleum hydrocarbons as gasoline, diesel, and motor oil (TPH-g, TPH-d, and TPH-mo, respectively), volatile organic compounds, polycyclic hydrocarbons, and metals.

The soil samples showed low levels of petroleum hydrocarbons, all below their respective San Francisco Bay Regional Water Quality Control Board Environmental Screening Levels (ESL), except for TPH-d, which was detected at 370 milligrams per kilogram (mg/Kg) and 260 mg/kg in the South confirmation sample and Stockpile sample, respectively. Both samples meet or exceed the TPH-d ESL of 260 mg/Kg.

On 7 January 2025, Central Valley Water Board staff inspected the site and noted that the UST and containment basin still had standing water. Central Valley Water Board staff requested that YWAM characterize the standing water in the UST and containment basin, sample the soil along the associated UST piping, and collect water samples from the two onsite drinking water wells to evaluate the presence of petroleum hydrocarbons.

On 10 June 2025, Lawrence & Associates submitted a Site Investigation Report which concluded that the petroleum constituents detected in soil samples along the associated piping, as well as the water in the UST did not exceed respective ESLs (Table 1). Additionally, analytical results from the onsite drinking water wells were also below their respective ESLs (Table 2).

Table 1- Soil Sampling

TPH (8015 C)	Units	Tier 1 ESLs	PL-1	PL-2	PL-3	PL-4	PL-5	PL-6	PL-7	PL-8
TPH-Gasoline (C4-C12)	mg/kg	100	<0.11	<0.094	15	<0.12	<0.094	0.082	<0.085	<0.13
TPH-Diesel (C13-C22)	mg/kg	260	<5.0	6.5	20	27	240	16	120	<5.0
TPH-Motor Oil (C23-C40)	mg/kg	1,600	29	69	30	47	120	11	21	38
VOCs (8260 D)										
Benzene	µg/kg	25	<1.0	<0.97	<79	<1.1	<1.2	<0.90	<0.95	<0.90
Ethylbenzene	µg/kg	430	<1.0	<0.97	<79	<1.1	<1.2	<0.90	<0.95	<0.90
Methyl-t-Butyl Ether (MTBE)	µg/kg	28	<2.0	<1.9	<160	<2.3	<2.4	<1.8	<1.9	<1.8
m, p-Xylene	µg/kg	2,100	<2.0	1.9	<160	<2.3	<2.4	<1.8	<1.9	<1.8
Naphthalene	µg/kg	42	<10	<9.7	<790	<11	<12	<9.0	<9.5	<9.0
o-Xylene	µg/kg	2,100	<1.0	<0.97	<79	<1.1	<1.2	<0.90	<0.95	<0.90
Tert-Butyl alcohol (TBA)	µg/kg	75	<20	<19	<1,600	<23	<24	<18	<19	<18
Toluene	µg/kg	3,200	1.1	<0.97	<79	<1.1	<1.2	<0.90	<0.95	<0.90

Note: mg/kg = milligrams per kilogram (parts per million); µg/kg = micrograms per kilogram (parts per billion); ESLs = Environmental Screening Levels, San Francisco Regional Water Quality Control Board, January 2019 (Rev.1); Bold values are greater than an analyte's RL; Red values are greater than an analyte's ESL.

Table 2 - Water Sampling

TPH (8015 C)	Units	Tier 1 ESLs	Well 1	Well 2	UST
TPH-Gasoline (C4-C12)	µg/L	100	<50	<50	<50
TPH-Diesel (C13-C22)	µg/L	100	<49	<50	60
TPH-Motor Oil (C23-C40)	µg/L	---	<49	<50	80
VOCs (8260 D)					
Benzene	µg/L	0.42	<0.50	<0.50	<0.50
Ethylbenzene	µg/L	3.5	<1.0	<1.0	<1.0
Methyl-t-Butyl Ether (MTBE)	µg/L	5.0	<1.0	<1.0	<1.0
m, p-Xylene	µg/L	20	<2.0	<2.0	<2.0
Naphthalene	µg/L	0.17	<10	<10	<10
o-Xylene	µg/L	20	<1.0	<1.0	<1.0
Tert-Butyl alcohol (TBA)	µg/L	12	<10	<10	<10
Toluene	µg/L	40	<1.0	<1.0	<1.0

Note: µg/L = micrograms per liter (parts per billion); ESLs = Environmental Screening Levels, San Francisco Regional Water Quality Control Board, January 2019 (Rev.1); Bold values are greater than an analyte's RL; Red values are greater than an analyte's ESL.

WHERE DO I GET MORE INFORMATION?

General information regarding the Site can be obtained from the State Water Resources Control Board's [GeoTracker](https://geotracker.waterboards.ca.gov/) Website.

(https://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T10000003476).

All interested agencies, groups and persons wishing to comment on the pending case closure must provide these comments in writing. The comments should be submitted by 25 October 2026 to the Central Valley Water Board's office at 364 Knollcrest Drive, Suite 205, Redding, CA 96002.

For information, please call Jack Rayl, Engineering Geologist, at (530) 224-4995 or by email at Jack.Rayl@Waterboards.ca.gov.