

State Water Resources Control Board

UNDERGROUND STORAGE TANK (UST) CASE CLOSURE SUMMARY

Agency Information

Agency Name: Santa Ana Regional Water Quality Control Board (Santa Ana Water Board)	Address: 3737 Main Street, Suite 500 Riverside, CA 92501
Agency Caseworker: Ken Williams	Case No.: 083303800T

Case Information

UST Cleanup Fund (Fund) Claim No.: 17576	Global ID: T0606599275
Site Name: Best Liquor	Site Address: 18600 Van Buren Boulevard Riverside, CA 92508 (Site)
Responsible Party: Surjit Singh	Address: 19698 Shadowbrook Way Riverside, CA 92508-6809
Fund Expenditures to Date: \$924,350	Number of Years Case Open: 20

GeoTracker Case Record: <http://geotracker.waterboards.ca.gov/?gid=T0606599275>

Summary

This case has been proposed for closure by the State Water Resources Control Board at the request of the Santa Ana Regional Water Quality Control Board, which concurs with closure.

The Low-Threat Underground Storage Tank Case Closure Policy (Policy) contains general and media-specific criteria, and cases that meet those criteria are appropriate for closure pursuant to the Policy because they pose a low threat to human health, safety, and the environment. The Site meets all of the required criteria of the Policy and therefore, is subject to closure.

The Site currently operates as a print shop and was formerly a gasoline service station from at least 1974 until approximately 1997. The release was discovered when three 8,000-gallon USTs were removed from the Site in August 2000. In November 2005, a 72-hour multi-phase extraction pilot test was conducted at the Site removing an estimated 845.95 pounds of petroleum hydrocarbons. In December 2015, a limited high-

E. JOAQUIN ESQUIVEL, CHAIR | EILEEN SOBECK, EXECUTIVE DIRECTOR

Best Liquor
18600 Van Buren Boulevard, Riverside

vacuum dual phase extraction event was conducted for one week at the Site. Approximately 7,600 gallons of impacted groundwater was extracted and treated off-site, and an estimated 132 pounds of total petroleum hydrocarbons as gasoline, and 0.08 pounds of benzene were extracted in the vapor phase. Confirmation soil samples collected from the source area in 2018 exhibited non-detect to low concentrations of petroleum constituents and as of 2018 water quality objectives had been met in all wells. The detected concentrations of petroleum constituents in soil at the Site are sufficiently low that they pose little risk via the direct contact or vapor intrusion pathways and dissolved phase concentrations are at or below water quality objectives.

Remaining petroleum constituents are limited, stable, and decreasing. Additional assessment would be unnecessary and will not likely change the conceptual model. Any remaining petroleum constituents do not pose significant risk to human health, safety, or the environment under current conditions.

Rationale for Closure Under the Policy

- General Criteria – Site **MEETS ALL EIGHT GENERAL CRITERIA** under the Policy.
- Groundwater Media-Specific Criteria – Site meets the criteria in **Class 1**. The contaminant plume that exceeds water quality objectives is less than 100 feet in length. There is no free product. The nearest existing water supply well or surface water body is greater than 250 feet from the defined plume boundary.
- Petroleum Vapor Intrusion to Indoor Air – Site meets **Criteria 2 (a), Scenario 3**. As applicable, the extent of the bioattenuation zone, oxygen concentrations in soil gas, concentrations of total petroleum hydrocarbons as gasoline and diesel combined in soil, and dissolved concentrations of benzene in groundwater meet the Policy.
- Direct Contact and Outdoor Air Exposure – Site meets **Criteria 3 (a)**. Maximum concentrations of petroleum constituents in soil from confirmation soil samples are less than or equal to those listed in Table 1 of the Policy.

Recommendation for Closure

The corrective action performed at this Site ensures the protection of human health, safety, and the environment. The corrective action performed at this Site is consistent with chapter 6.7 of division 20 of the Health and Safety Code, implementing regulations, applicable state policies for water quality control and applicable water quality control plans. Case closure is recommended.

Prepared by:



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5/19/21

Date

Reviewed By:



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6/4/21

Date



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