

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 92501-3348
Agency Caseworker: Samantha Mak	Case No.: 083603663T

Case Information

UST Cleanup Fund (Fund) Claim No.: 16585	Global ID: T0607199156
Site Name: Gas Plus	Site Address: 1266 East Street South San Bernardino, CA 92408-2727 (Site)
Responsible Party: F & C Jara Properties Fourth Limited Partnership Attention: Francisco J. Jara	Address: 9573 Sierra Avenue Fontana, CA 92335-2414
Fund Expenditures to Date: \$849,349	Number of Years Case Open: 21

GeoTracker Case Record: <http://geotracker.waterboards.ca.gov/?gid=T0607199156>

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 storage facility for a neighboring restaurant. The petroleum release was discovered in February 2000 when soil samples collected during the removal of two 10,000-gallon gasoline underground storage tanks (UST) indicated elevated levels of petroleum constituents. A 24-hour soil vapor extraction (SVE) test was conducted in November 2002 and removed approximately 225 pounds of vapor-

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phase petroleum hydrocarbons. A 30-day SVE test was conducted between September and October 2010 and reportedly removed 11,473 pounds of vapor-phase petroleum hydrocarbons. Soil vapor extraction was conducted between June 2014 and September 2016, which removed approximately 62,162 pounds of vapor-phase petroleum hydrocarbons. Site soil and soil gas have been shown to pose low risk to human health and the environment. Four groundwater monitoring wells were installed in 2002 and monitored until they went dry due to decreasing groundwater levels in 2004. Four deeper groundwater wells were installed in 2006. Groundwater was monitored quarterly through July 2006 after which the deeper wells went dry again due to decreasing groundwater elevation. All groundwater monitoring and SVE wells were destroyed in 2019.

Petroleum constituent concentration trends in groundwater prior to the drop in groundwater elevation indicate that the benzene plume was stable and the remaining concentrations pose a low threat to human health and the environment. Concentrations of benzene, ethylbenzene, and naphthalene in soil gas (SV-1) approximately 18 feet away from the onsite building were within commercial limits of soil gas in Scenario 4 of the Policy, however, oxygen was at 3.8 percent. A second soil gas sample (SV-2) was collected between SV-1 and within two feet of the existing building and meets commercial limits in Scenario 4 of the Policy with 6.9% oxygen. Active remediation has removed the bulk of petroleum contamination in shallow soils and post remediation soil and soil vapor sampling indicates a low risk to human health and the environment via the direct contact and vapor intrusion pathways.

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 2**. The contaminant plume that exceeds water quality objectives is less than 250 feet in length. There is no free product. The nearest existing water supply well or surface water body is greater than 1,000 feet from the defined plume boundary. The dissolved concentration of benzene is less than 3,000 micrograms per liter ($\mu\text{g/L}$), and the dissolved concentration of MTBE is less than 1,000 $\mu\text{g/L}$.
- Petroleum Vapor Intrusion to Indoor Air – Site meets **Criteria 2 (a), Scenario 4**. The concentrations of benzene, ethylbenzene, and naphthalene in soil gas are less than the Policy limits as it applies to the bioattenuation zone, land use, and existing or planned future building structures at the Site.
- 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.

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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.

Reviewed By:



10/4/21

Matthew Cohen, P.G. No. 9077
Senior Engineering Geologist

Date

