
Central Valley Regional Water Quality Control Board

25 June 2026

PUBLIC NOTICE

**CASE CLOSURE CONSIDERATION, UNDERGROUND STORAGE TANK RELEASE,
PRIVATE FARM, 10098 WEST MANNING AVENUE, RAISIN CITY, FRESNO COUNTY,
RB CASE 5T10000015, OSCF # B0322**

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 Private Farm, 10098 West Manning Avenue, Raisin City, 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 in a rural residential/agricultural area of Fresno County surrounded by farmland. The Site has two large metal commercial buildings, a single-story residence and a domestic water supply well. In December 1990, two 4,000-gallon gasoline/diesel underground storage tanks (USTs), associated piping, and fuel dispensers were removed. Analytical results indicated elevated concentrations of petroleum constituents in soil beneath USTs. In a letter dated 24 September 2004, Fresno County referred the case to the Central Valley Water Board Staff for regulatory oversight.

On 6 March 2014, Central Valley Water Board Staff collected a water sample from the on-site domestic well. Analytical results indicated total petroleum hydrocarbons as diesel (TPHd) at 41 micrograms per liter ($\mu\text{g/L}$). Volatile organic compounds (VOCs) were not detected to exceed the detection limits. On 10 October 2024, the Central Valley Water Board Staff collected another water sample from the well, and analytical results indicated no hydrocarbon constituents of concern.

In May 2025, soil borings B1 through B5 were advanced to 30 feet below ground surface (bgs) around the former USTs location. Soil samples were collected at five-foot intervals to 30 feet bgs. Analytical results of Total Petroleum Hydrocarbons as gasoline (TPHg), benzene, ethylbenzene, methyl tert-butyl ether (MTBE), and naphthalene were reported as non-detect (ND), at or above laboratory reporting limits (RLs). Soil samples indicated TPHd concentrations in 11 of 22 samples that ranged from 2.32 milligrams per kilogram (mg/kg) in B2@30' to 50.7 mg/kg in B5@4.5'. None of the 11 reported results exceed the residential, commercial or construction worker direct exposure non-cancer hazard ESL levels.

On 27 May 2025, soil vapor samples were collected from SV-1 through SV-4. Analytical results of the vapor samples for benzene, ethylbenzene, and naphthalene were reported as ND at or above laboratory RLs for the respective constituents. Soil vapor samples reported oxygen percentages ranging from 18 to 21 percent.

On 2 June 2025, additional water samples were collected from the onsite domestic well and a supply well at the Fred Rau Dairy, approximately 1,525 feet southwest of the Site. Analytical results indicated TPHg, TPHd, benzene, and MTBE as ND at or above the laboratory RLs.

A Sensitive Receptor Survey (SRS) identified no schools, religious centers, day-care facilities, hospitals, nursing homes or public parks within 1,500 feet of the Site. Potable water is provided to the Site by the domestic supply well. Other residents in the area have private water supply wells. Based on a review of the Groundwater Ambient Monitoring and Assessment (GAMA) Program, one active offsite water supply well is located on a dairy approximately 1,525 feet southwest of the Site. No surface water bodies are located within a 1,500-foot radius of the Site. No subsurface structures with the capability of collecting/transporting vapor-phase VOCs were observed on the Site.

Based on soil sample analytical data, adverse health effects from dermal/direct contact and ingestion of diesel-impacted soils are unlikely, and dermal/direct contact and ingestion of PHC-impacted soil is considered an incomplete exposure pathway. Based on soil vapor sampling analytical data, adverse health effects from vapor intrusion of VOCs into indoor air and outdoor air exposure are highly unlikely. Inhalation of elevated concentrations of VOC vapors is considered an incomplete exposure pathway.

On 2 February 2026, another water sample was collected from the on-Site supply well. Analytical results indicated concentrations of ND for gasoline range organics (GRO), VOCs, diesel range organics (DRO), and DRO with SGC or silica gel treatment (SGT) at laboratory RL for the respective constituents.

Based on the data submitted, the components of a Conceptual Site Model that assess the nature, extent, and mobility of the release have been developed. Based on the results of the investigation, the lateral and vertical extent of petroleum hydrocarbon constituents in soil have been adequately assessed. Information concluded that the extent of petroleum hydrocarbon impact from the release is limited to shallow soil. Soil samples collected during the recent investigation to 30 feet bgs indicated low to trace concentrations of TPHd. Based on the Department of Water Resources Fall 2025 data, the regional depth to groundwater is approximately 220 feet bgs. Low concentrations of petroleum constituents in soil samples appear to indicate a clean soil buffer zone of approximately 210 feet between contamination and groundwater. Based on soil 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 hydrocarbons in soil, and the likely absence of petroleum impact to groundwater, residual hydrocarbons should not present a threat to human health, the environment, or beneficial uses of groundwater. The residual petroleum concentrations in soil will be further reduced by natural attenuation and

degradation. No further action regarding this release is necessary. In addition, the contaminated soil does not contain sufficiently mobile constituents that could cause groundwater to exceed the groundwater criteria contained in the Policy.

The secondary source has been removed to the extent practicable. In December 1990, the gasoline USTs system was removed. The Site is a soil only case and groundwater has likely not been impacted by the release. Based on the concentrations of petroleum constituents in shallow soil, the case meets the criteria contained in the Policy for Direct Contact and Outdoor Air Exposure, and the Petroleum Vapor Intrusion to Indoor Air requirements.

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 **5T10000015**. 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 **25 August 2026**. 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.