

## Santa Ana Regional Water Quality Control Board

September 10, 2026

Jasmeet Kaur  
Property Owner  
17164 Cajon Property  
5672 Altadena Court  
Rancho Cucamonga, CA 91739  
(jstransportca@yahoo.com)

### **DRAFT CLOSURE DIRECTIVE – 17164 CAJON PROPERTY, 17164 CAJON BOULEVARD, SAN BERNARDINO, CA 92407 (GLOBAL ID NO. T10000023301)**

Ms. Jasmeet Kaur,

Santa Ana Regional Water Quality Control Board (Santa Ana Water Board) staff have completed their review of the Underground Storage Tank (UST) case, 17164 Cajon Property, located at 17164 Cajon Boulevard in San Bernardino (Site), and recommends that this case be closed. Jasmeet Kaur is the responsible party for this case. The recommendation is based upon the facts and circumstances of this particular UST case. The attached UST Case Closure Summary has been prepared for the case identified above and is incorporated by reference. The UST case record that is the basis for determining compliance with the Water Quality Control Policy for Low-Threat Underground Storage Tank Case Closures (Low-Threat Closure Policy or Policy) is available on the State Water Board's GeoTracker database.

**GeoTracker Case Record:** <https://geotracker.waterboards.ca.gov/?gid=T10000023301>

### **I. STATUTORY AND PROCEDURAL BACKGROUND**

Upon review of a UST case, the Santa Ana Water Board is authorized to close or require closure of a UST case where an unauthorized release has occurred, if the Santa Ana Water Board determines that corrective action at the site is in compliance with all the requirements of subdivisions (a) and (b) of section 25296.10. The Santa Ana Water Board and the State Water Resources Control Board (State Water Board) may close a case or require the closure of a UST case. Closure of a UST case is appropriate where the corrective action ensures the protection of human health, safety, and the environment and where the corrective action is consistent with: 1) chapter 6.7 of division 20 of the Health and Safety Code and implementing regulations; 2) any applicable

JOHN SCANDURA, CHAIR | ERIC LINDBERG, EXECUTIVE OFFICER

waste discharge requirements or other orders issued pursuant to division 7 of the Water Code; 3) all applicable state policies for water quality control; and 4) all applicable water quality control plans.

### **Low-Threat Closure Policy**

The Policy became effective on August 17, 2012. The Policy establishes consistent statewide case closure criteria for certain low threat petroleum UST sites. In the absence of unique attributes or site-specific conditions that demonstrably increase the risk associated with residual petroleum constituents, cases that meet the general and media-specific criteria in the Low-Threat Closure Policy pose a low threat to human health, safety, the environment, and are appropriate for closure under Health and Safety Code section 25296.10. The Policy provides that if a regulatory agency determines that a case meets the general and media-specific criteria of the Policy, then the regulatory agency shall notify responsible parties and other specified interested persons that the case is eligible for case closure. Unless the regulatory agency revises its determination based on comments received on the proposed case closure, the Policy provides that the agency shall issue a uniform closure letter as specified in Health and Safety Code section 25296.10. The uniform closure letter may only be issued after the expiration of the 60-day comment period, proper destruction or maintenance of monitoring wells or borings, and removal of waste associated with investigation and remediation of the site.

Health and Safety Code section 25299.57, subdivision (l)(1) provides that claims for reimbursement of corrective action costs that are received by the Fund more than 365 days after the date of a uniform closure letter or a letter of commitment, whichever occurs later, shall not be reimbursed unless specified conditions are satisfied.

## **II. FINDINGS**

Based upon the facts in the UST record and the hydrogeologic conditions at the Site, as summarized in the attached UST Case Closure Summary, the Santa Ana Water Board finds that corrective action taken to address the unauthorized release of petroleum at the Site, ensures protection of human health, safety, and the environment and is consistent with chapter 6.7 of division 20 of the Health and Safety Code and implementing regulations, the Low-Threat Closure Policy and with other applicable water quality control policies and plans.

The unauthorized release from the UST consisted only of petroleum. This directive addresses closure for the petroleum UST case at the Site. This directive does not address non-petroleum contamination at the Site, if non-petroleum contamination is present.

Pursuant to the Low-Threat Closure Policy, notification has been provided to all entities that are required to receive notice of the proposed case closure, a 60-day comment

period has been provided to notified parties, and any comments received have been considered by the Santa Ana Water Board in determining that the case should be closed.

### **III. DIRECTIVE**

#### **IT IS THEREFORE DIRECTED:**

- A. The UST case at the Site, meeting the general and media-specific criteria established in the Low-Threat Closure Policy, be closed in accordance with the following conditions and after the following actions are complete. Prior to the issuance of a uniform closure letter, the responsible party is required to:
  1. Properly destroy any and all monitoring wells and borings associated with this investigation, unless the owner of real property on which the well or boring is located certifies that the wells or borings will be maintained in accordance with local or state requirements;
  2. Properly remove from the Site and manage any and all waste piles, drums, debris, and other investigation and remediation derived materials in accordance with local or state requirements; and
  3. Within six months of the date of this directive, submit documentation to the regulatory agency overseeing the UST case identified in Section II of this directive that the tasks in subparagraphs (1) and (2) have been completed.
- B. The tasks in subparagraphs (1) and (2) of Paragraph (A) are required by Health and Safety Code section 25296.10, and failure to comply with these requirements may result in the imposition of civil penalties pursuant to Health and Safety Code section 25299, subdivision (d)(1). Penalties may be imposed administratively by the State Water Board or Santa Ana Water Board.
- C. Within 30 days of receipt of proper documentation from the responsible party that requirements in subparagraphs (1) and (2) of Paragraph (A) are complete, the regulatory agency that is responsible for oversight of the UST case identified in Section II of this directive shall notify the Santa Ana Water Board that the tasks have been satisfactorily completed.
- D. Within 30 days of notification from the regulatory agency that the tasks are complete pursuant to Paragraph (C), the Executive Officer of the Santa Ana Water Board will issue a uniform closure letter consistent with Health and Safety Code section 25296.10, subdivision (g) and upload the uniform closure letter to GeoTracker.
- E. Pursuant to section 25299.57, subdivision (l)(1), and except in specified circumstances, all claims for reimbursement of corrective action costs must be

received by the Fund within 365 days of issuance of the uniform closure letter in order for the costs to be considered.

Please direct questions about this notice to Miguel Oviedo at (951) 782-3238 or [miguel.oviedo@waterboards.ca.gov](mailto:miguel.oviedo@waterboards.ca.gov); or myself, Supervisor of the UST/SCP Section, at (951) 782-4381 or [jessica.law@waterboards.ca.gov](mailto:jessica.law@waterboards.ca.gov).

Sincerely,

Jessica Law, PG  
Senior Engineering Geologist  
UST/SCP Section