

## State Water Resources Control Board

### UNDERGROUND STORAGE TANK (UST) CASE CLOSURE SUMMARY

#### Agency Information

Agency Name: Santa Ana Regional Water Quality Control Board	Address: 3737 Main Street, Suite 500 Riverside, CA 92501-3339
Agency Caseworker: Chris Marino	Case No.: 083302716T

#### Case Information

UST Cleanup Fund (Fund) Claim No.:17920	Global ID: T0606500430
Site Name: J&R Fast Fuel/Former Quality Gas	Site Address: 9407 Magnolia Avenue Riverside, CA 92503 (Site)
Responsible Party:  Fuad Freih Sweis Separate Property Revocable Trust Attention: Fuad Sweis	Address:  11404 Rancho La Brea Dr. Riverside, CA 92505
Fund Expenditures to Date: \$580,668	Number of Years Case Open: 27

**GeoTracker Case Record:** <http://geotracker.waterboards.ca.gov/?gid=T0606500430>

#### 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 commercial fueling facility located at the southeastern corner of Castleman Street and Magnolia Avenue in the City of Riverside. The release was discovered in July 1995 when elevated concentrations of petroleum hydrocarbons

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

J&R Fast Fuel/Former Quality Gas, T0606500430  
9407 Magnolia Avenue, Riverside

were encountered during soil investigation activities. In November 1999, five underground storage tanks (USTs) (three containing gasoline, one diesel, and one waste oil), one diesel fuel dispenser, four gasoline dispensers, and related product piping were removed from the Site.

Thirteen groundwater monitoring wells and two air sparge wells were installed and monitored regularly from February 2005 through December 2021. In April 2007, four dual-nested vapor extraction wells were installed. In March 2008, three vapor extraction tests removed 241 pounds (lbs) of petroleum hydrocarbons, indicating that soil vapor extraction (SVE) was a feasible remediation technology. The SVE system operated from August 3, 2020 through April 12, 2021. The SVE system removed 3,927 pounds of petroleum hydrocarbons from subsurface soils.

In December 2021, groundwater depths ranged between 49.55 and 63.01 feet below ground surface. Concentrations of remaining petroleum constituents in groundwater are low and the plume length of benzene that exceeds water quality objectives is less than 100 feet in length. Benzene was the only contaminant detected in soil confirmation samples collected in November 2021 and concentrations are well below the residential thresholds in Table 1 of the Policy.

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 2**. There is a bioattenuation zone that provides a separation of at least 30 feet both laterally and vertically between the Light Non-Aqueous Phase Liquid in soil and the foundation of existing or potential buildings. Concentrations of total petroleum hydrocarbons as gasoline and diesel combined in soil are less than 100 milligrams per kilogram throughout the entire depth of the bioattenuation zone.
- 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.

J&R Fast Fuel/Former Quality Gas, T0606500430  
9407 Magnolia Avenue, Riverside

### 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:



11/17/2022

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

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Date

