

State Water Resources Control Board

UNDERGROUND STORAGE TANK (UST) CASE CLOSURE SUMMARY

Lead Agency Information

Lead Agency Name: Colorado River Basin Regional Water Quality Control Board	Address: 73-720 Fred Waring Drive, Suite 100 Palm Desert, CA 92260
Case Manager: Phan Le	Case No.: 7T2236009

Case Information

UST Cleanup Fund (Fund) Claim No.: NA	Global ID: T0606500939
Case Name: Lee Escher Oil (Site)	Site Address: 85119 Avenue 50, Coachella, CA 92236
Responsible Party Beck Oil, Inc. Attention: Rawa Anabi	Address: 1450 N. Benson Avenue, Unit A Upland, CA 91786
Fund Expenditures to Date: NA	Number of Years Case Open: 37

GeoTracker Case Record: <http://geotracker.waterboards.ca.gov/?gid=T0606500939>

Summary

This case has been proposed for closure by the State Water Resources Control Board at the request of the Colorado River Basin Regional Water Quality Control Board which concurs with closure.

Lee Escher Oil, T0606500939
85119 Avenue 50, Coachella

The [Low-Threat Underground Storage Tank Case Closure Policy \(Policy\)](#)¹ contains general and media-specific criteria. Sites that meet Policy 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 Policy criteria and therefore, case closure is appropriate.

The Site is currently operated as a Beck Oil branded bulk petroleum distribution facility that contains eight aboveground storage tanks (ASTs) with tank capacities ranging from 20,000 to 26,000 gallons, five retail fuel dispenser islands, and one bulk fuel dispenser. In 1986, eight underground storage tanks (USTs) containing gasoline and diesel were removed from the Site. The tanks removed were listed as two 5,000-gallon capacity tanks, two 8,000-gallon capacity tanks, two 10,000-gallon capacity tanks, one 1,000-gallon capacity tank and one 7,500-gallon capacity tank. In July of 1988, an Underground Storage Tank Unauthorized Release Report was submitted after free product was discovered in several hand-augured borings drilled by the previous property owner.

Numerous site assessments have been conducted at the Site beginning in 1989 associated with both the UST and AST systems at the Site. Between 1993 and 1996 vapor extraction and air sparge remediation was conducted at the Site, removing a reported total of 21,441 pounds of petroleum hydrocarbons. To date, twenty-four groundwater monitoring wells and two soil vapor probes have been installed at the Site. Free product has been observed in groundwater monitoring wells associated with the other releases at the Site but has not been observed in wells associated with the above-mentioned USTs. Groundwater monitoring and sampling has been conducted at the Site since August 1999 and is ongoing on a semi-annual basis.

In addition to the petroleum released from the subject USTs, there has also been an unauthorized release of petroleum from the AST system at the Site that has impacted soil and groundwater. A Site Cleanup Program case has been opened (Former Escher Oil Company, SL0606529297) to address the remaining contamination associated with the release. Closure of the UST Cleanup case (Lee Escher Oil, T0606500939) will not impact the Site Cleanup Program case; the Former Escher Oil Company Case will remain open until the Colorado River Basin Regional Water Quality Control Board has determined that appropriate cleanup has been conducted for all remaining petroleum and non-petroleum constituents of concern.

Remaining petroleum constituents are limited, stable, and decreasing and further assessment will not alter the conceptual site model significantly. Remaining petroleum constituents associated with the case do not pose a significant risk to human health, safety, or the environment under current conditions and property use.

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https://www.waterboards.ca.gov/board_decisions/adopted_orders/resolutions/2012/rs2012_0016atta.pdf

Rationale for Closure Under the Policy

- General Criteria – Site **MEETS ALL EIGHT GENERAL CRITERIA** under the Policy.
- **Groundwater Media-Specific Criteria – Site Meets Criteria 1, Class 5.** The regulatory agency determines, based on an analysis of site-specific conditions that under current and reasonably anticipated near-term future scenarios, the contaminant plume poses a low threat to human health and safety and to the environment and water quality objectives will be achieved within a reasonable time frame.
- **Petroleum Vapor Intrusion to Indoor Air – Site Meets Criteria 2 (a), Scenario 4 With No Bioattenuation Zone.** Soil gas samples were collected beneath or adjacent to the existing or planned building at a depth of at least five feet below the bottom of the building foundation or at least five feet below ground surface for future construction. Soil gas concentrations are less than those specified in Appendix 4, Scenario 4 (1 of 2) in the Policy, as applicable.
- **Direct Contact and Outdoor Air Exposure – Site Meets Criteria 3 (a).** Maximum concentrations of petroleum constituents in soil are less than or equal to those listed in Table 1 of the Policy for the specified depth below ground surface.

Recommendation for Closure

The corrective action conducted for this case ensures that any residual petroleum constituents associated with the case pose a low threat to human health, safety, and the environment. The corrective action was 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. As such, case closure is recommended.

Prepared by:

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3/18/2026

Date

04/10/2026

Date