

## 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
Agency Caseworker: Ken Williams	Case No.: 083301386T

#### Case Information

UST Cleanup Fund (Fund) Claim No.: 1405	Global ID: T0606500170
Site Name: Golden Coach Moving	Site Address: 14325 Chandler Street Corona, CA 92880 (Site)
Responsible Parties: Golden Coach Moving Attention: Tom Turner	Address: 374 Yellowstone Circle Corona, CA 92879-1163
Sterling Leasing, Inc. Attention: James A. Aartman	1268 Spring Creek Drive Ripon, CA 95366-2230
Roman Catholic Bishop of San Bernardino Attention: David Meier, Office of Construction and Real Estate	1201 East Highland Avenue San Bernardino, CA 92404
Fund Expenditures to Date: \$227,310	Number of Years Case Open: 31

**GeoTracker Case Record:** <http://geotracker.waterboards.ca.gov/?gid=T0606500170>

#### 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,

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

Golden Coach Moving, T0606500170  
14325 Chandler Street, Corona

safety, and the environment. The Site meets all of the required criteria of the Policy and therefore, is subject to closure.

The Site has been vacant and undeveloped since all structures were removed in August of 2014. Soil samples collected in 1989 during the removal of a 550-gallon waste oil UST exhibited elevated concentrations of petroleum constituents. In July 1990, an approximately 8-foot by 10-foot area in the vicinity of the former UST was over-excavated to a maximum depth of 21 feet below ground surface (bgs) and an unreported quantity of soil was disposed of off-site. Soil borings were advanced at the Site in 2007 and soil samples collected exhibited elevated concentrations of petroleum compounds from 30 to 36 feet bgs, the maximum depth explored. Petroleum impacted soil was over-excavated to the extent practicable and do not extend off site.

Groundwater concentrations in downgradient monitoring wells have decreased, indicating the plume is stable. Groundwater monitoring wells were installed in 2010 and have been intermittently monitored since that time. Since 2012, depth to groundwater has been greater than 31 feet bgs, indicating there is a large bioattenuation zone (>30 feet). The plume of petroleum constituents with concentrations greater than water quality objectives is less than 250 feet in length. Groundwater in the vicinity of the site is unlikely to be used for drinking water because it is impacted with high total dissolved solids due to a history of agricultural use in the area. The closest drinking water well is located approximately 2,500 feet away from the plume boundary, and the nearest surface water feature is an unlined flood control channel approximately 450 north and generally upgradient of the plume boundary.

The residual petroleum constituents in soil and groundwater are limited in extent and occur at such depth that they pose a low risk via the petroleum vapor intrusion or direct contact exposure pathways.

Remaining petroleum constituents are limited, stable, and decreasing in areal extent. 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 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, 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 1. There is a bioattenuation zone that provides a separation of at least 30 feet vertically between the Light Non-Aqueous Phase Liquid in groundwater and the


Golden Coach Moving, T0606500170  
14325 Chandler Street, Corona

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.

### 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:   
Matthew Cohen, PG No. 9077  
Senior Engineering Geologist



3/10/2021  
Date