

Central Valley Regional Water Quality Control Board

13 August 2025

PUBLIC NOTICE

CASE CLOSURE CONSIDERATION, UNDERGROUND STORAGE TANK RELEASE, FORMER GREGORY ALEXANDER PROPERTY 14188 FRONT STREET, ARMONA, KINGS COUNTY, EMERGENCY, ABANDONED AND RECALCITRANT (EAR) ACCOUNT SITE #R17-201, RB CASE 16000127

This letter is to inform interested parties of the Central Valley Regional Water Quality Control Board (Central Valley Water Board) consideration of closing the subject case (Site), and to request comments from interested parties.

The Former Gregory Alexander Property (Site) is on the northeast corner of Front Street and Jensen Street in the town of Armona, Kings County. The property is identified as Kings County Assessor's Parcel Number 017-030-013-000. A residence is on the northern portion of the Site and a garage/shop building with a loading dock is on the eastern portion. An unpaved, fenced yard is in the center and western and southern perimeters of the Site. Motor fuel was formerly dispensed from underground storage tanks (USTs) in the central portion of the Site. Potable water is provided to the Site by the Armona Community Services District water system.

A release from the UST systems was discovered in 1992 when soil samples were collected beneath one 10,000-gallon diesel UST, one 6,000-gallon gasoline UST and one 1,000-gallon UST prior to planned abandonment in-place. Laboratory analysis indicated total petroleum hydrocarbons as gasoline and diesel (TPHg and TPHd) to maximum concentrations of 3,200 and 4,400 milligrams per kilogram (mg/kg), respectively. The USTs and product piping were not removed, and the open excavation was later backfilled by the Kings County Public Works Department.

The USTs and product pipelines were removed in June 2022. An additional 500-gallon UST was discovered and removed during 2024. An additional small UST was also discovered during the removals and was abandoned in-place. Approximately three tons of soil surrounding the USTs were excavated and transported to a licensed facility for disposal.

The vertical and lateral extent and distribution of gasoline and diesel constituents were determined by analysis of soil samples collected during June 2022, March 2023 and November 2024. TPHg and TPHd were detected at relatively low concentrations, up to 190 and 2,800 mg/kg respectively to depths of 20-30 feet below ground surface (bgs).

NICHOLAS AVDIS, CHAIR | PATRICK PULUPA, EXECUTIVE OFFICER

Benzene, toluene, ethylbenzene, total xylenes (BTEX), methyl tertiary butyl ether (MTBE) and naphthalene were not detected. Hydrocarbons remaining in the soil were concentrated around the 10,000-gallon diesel UST. Benzene, ethylbenzene and naphthalene were not detected in soil vapor samples collected from two multi-depth probes during December 2024.

Groundwater was sampled from a dedicated monitoring well during December 2024 and in March 2025, when depth to water was approximately 27.5 feet bgs. Water samples were also collected from borings during soil investigations in March and November 2023. TPHg and TPHd were detected to maximum concentrations of 530 and 2,600 micrograms per liter (µg/L) in the samples from the borings. TPHg was detected to a maximum of 160 µg/L and TPHd was not detected during the monitoring well sampling events. Benzene, MTBE and naphthalene were not detected in any of the groundwater samples. The dissolved hydrocarbon plume is stable; less than 100 feet in length; and the nearest water supply well or surface water body is at least 900 feet from the plume boundary.

The State Water Resources Control Board (State Water Board) adopted the *Low-Threat Underground Storage Tank Case Closure Policy* (Policy). This case was evaluated for closure based on the evidence presented in the investigation report and meets the relevant case closure criteria based on the fundamental principles contained in the Policy. There should be no risk to human health and safety or the environment from the remaining petroleum product constituents, which are expected to degrade naturally.

This Public Notice has been transmitted to the interested parties in the Site vicinity and relevant agencies, as well as posted on the [Central Valley Water Board website](http://www.waterboards.ca.gov/centralvalley/public_notices/) available at (http://www.waterboards.ca.gov/centralvalley/public_notices/) Underground Storage Tank – Decisions Pending, Case Closures. Details of the assessment are also available to interested parties through the State Water Board's [GeoTracker website](http://geotracker.waterboards.ca.gov/): (<http://geotracker.waterboards.ca.gov/>).

You may participate in the case closure process by reviewing reports, asking questions, and providing comments on the proposed closure. The Central Valley Water Board's case number is 5T16000127.

Please submit any comments regarding the proposed case closure to the Central Valley Water Board's Fresno office by **13 October 2025**.

Interested parties with questions or comments regarding the Site or the proposed actions should contact the case worker, John Whiting at 1685 E Street, in Fresno at (559) 445-5504, or by email at John.Whiting@waterboards.ca.gov. Upon completion of the public comment period, and in the absence of any substantive comments against closure, the Central Valley Water Board staff will direct that soil vapor sampling probes and the monitoring well be properly destroyed, and any remaining investigation derived waste be removed and properly managed. If no problems are discovered during a final Site inspection a case closure letter will be prepared.