

Central Valley Regional Water Quality Control Board

25 September 2025

PUBLIC NOTICE

CASE CLOSURE CONSIDERATION, UNDERGROUND STORAGE TANK RELEASE, FORMER B&G SALES, 10780 14TH AVENUE, ARMONA, KINGS COUNTY, RB CASE 5T16000069, ORPHAN SITE CLEANUP FUND PROJECT B-282

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 B&G Sales (Site) is on the west side of 14th Avenue, just north of Locust Street in the town of Armona, Kings County, and identified as Kings County Assessor's Parcel Number 017-020-032-000. The Site has been improved with an approximate 11,000 square foot vacant commercial building near 14th Avenue, and an unpaved, fenced yard behind the building. Motor fuel was formerly dispensed from underground storage tanks (USTs) and dispensers east of the building and adjacent to 14th Avenue. Potable water is provided to the Site by the Armona Community Services District water system.

Evidence of a release was discovered during 1988, when the UST system was removed. The Kings County Division of Environmental Health Services (Kings County) determined that a release had occurred and filed a UST Unauthorized Release (Leak) Contamination Report on 14 September 1988. Analytical results of soil and groundwater samples collected on 11 April 1989 confirmed that concentrations of total volatile hydrocarbons (TVH) as high as 4,500 milligrams per kilogram (mg/kg) and benzene as high as 9.5 mg/kg had impacted soil, and that concentrations of TVH of 200,000 micrograms per liter (µg/L) and benzene of 12,000 µg/L had impacted groundwater. On 16 June 1989, Kings County referred the case to the Central Valley Water Board for regulatory oversight.

Initial investigation of the UST release was conducted during May 2022 when five soil borings were sampled to approximately 30 feet below ground surface (bgs), and nineteen soil samples were collected. Shallow groundwater was encountered at a depth of approximately 27 feet bgs, with Groundwater samples collected from two borings.

Total petroleum hydrocarbons as gasoline and diesel (TPHg and TPHd) were detected in the former UST area at maximum concentrations of 6,300 and 200 mg/kg, respectively at 10.5 feet bgs. Toluene, ethylbenzene and xylenes were detected at 8.3, 21 and 380 mg/kg, and naphthalene was detected at 75 mg/kg. These were the highest

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concentrations detected in soil. Lower TPHg and TPHd concentrations extended vertically to approximately 25 feet bgs in the UST area, and were detected in one of the four borings lateral to the USTs. TPHg and TPHd were detected at 20,000 and 64 µg/L, respectively in the groundwater sample from the UST area. Fuel oxygenates, including methyl tertiary butyl ether (MTBE) were not detected.

Three groundwater monitoring wells were installed during September 2024, to allow for regular sampling to evaluate gasoline and diesel constituent concentrations in groundwater. Three sampling events were conducted from September 2024 to July 2025. Depth to groundwater was measured from approximately 23-24 feet bgs. TPHg was not detected, except at a low concentration in one well during one event. TPHd was not detected. Benzene, fuel oxygenates, lead scavengers and naphthalene were not detected during the three events. Low concentrations of toluene, ethylbenzene and xylenes were detected.

Two soil vapor sampling points were installed during September 2024 and sampled during March 2025 to evaluate health risk from gasoline vapor concentrations beneath the building. An additional soil boring was also sampled to evaluate health risk from gasoline and diesel constituents in shallow soil. Benzene, naphthalene, fuel oxygenates, lead scavengers and naphthalene were not detected in the soil vapor samples. Toluene and total xylenes were detected at very low concentrations (less than 3 and 50 micrograms per cubic meter, respectively) in one sample.

One soil boring was also sampled during March 2025 to evaluate health risk from contact with shallow soils. Benzene, toluene, ethylbenzene, total xylenes, fuel oxygenates, lead scavengers, and naphthalene were not detected in samples collected from 5 and 10 feet bgs.

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 reports 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 5T16000069.

Please submit any comments regarding the proposed case closure to the Central Valley Water Board's Fresno office by **24 November 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 monitoring wells 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.