



## Central Valley Regional Water Quality Control Board

12 September 2024

Namath Kandahari  
Alpine Petroleum, Inc.  
2601 Springs Road  
Vallejo, CA 94591

**NOTICE OF TERMINATION OF CLEANUP AND ABATEMENT ORDER R5-2011-0711;  
BEACON NUT TREE STATION; 1501 E. MONTE VISTA AVENUE, VACAVILLE,  
SOLANO COUNTY; LUST CASE# 480224, GLOBAL ID #T0609548562**

On 14 December 2011, Central Valley Water Board issued *Cleanup and Abatement Order R5-2011-0711 (CAO)*. The CAO was issued in relation to the Beacon Nut Tree Station petroleum underground storage tank (UST) release case at 1501 E. Monte Vista Avenue in Vacaville (Site). The CAO named Azad Amiri, Ameri Oil Company, Inc., and Nut Tree Gas, Inc. as dischargers. The CAO required the dischargers to complete the following:

### Requirements of 2011 CAO

REQUIREMENT		Due Date
1	Submit Remediation Feasibility Work Plan	24 February 2012
2	Submit Results of Feasibility Testing	30 June 2012
3	Submit Remediation Startup Report	19 October 2012
4	Submit Remediation Status Reports	30 days after system start up, then monthly for 2 months
5	Submit Soil Vapor Investigation Work Plan	30 September 2012
6	Submit Soil Vapor Report and Human Health Risk Assessment	30 November 2012
7	Submit Groundwater Monitoring Reports	30th day of month following end of each calendar quarter

Azad Amiri and Ameri Oil Company Inc. never responded to the CAO. Since 2013, Namath Kandahari, owner of the former Nut Tree Gas Inc., has worked with Central Valley Water Board staff and complied with subsequent staff directives. Mr. Kandahari has complied with CAO requirements 1 and 7. In 2013, Mr. Kandahari’s consultant, Benchmark Environmental Inc. (Benchmark), submitted a work plan for monitored natural attenuation, and in 2016 they submitted a corrective action plan. Both of these documents evaluated various remediation alternatives, and complete CAO requirement 1. The CAO required a vapor intrusion assessment. However, the Site property meets

MARK BRADFORD, CHAIR | PATRICK PULUPA, ESQ., EXECUTIVE OFFICER

the Low Threat UST Case Closure Policy (LTCP) Petroleum Vapor Intrusion (VI) criteria exemption as an active retail fueling facility, and soil gas data collected on the adjacent vacant lot in 2007 meet VI criteria. Thus, CAO requirements 5 and 6 are no longer warranted. Mr. Kandahari performed routine semi-annual groundwater monitoring at the Site, and thus CAO requirement 7 has been completed. In 2016, Benchmark submitted an assessment work plan. After obtaining an Orphan Site Cleanup Fund (OSCF) grant, Mr. Kandahari completed the assessment scope of work and submitted a site conceptual model and LTCP evaluation. Based on recent Site data, active remediation is no longer warranted, and CAO requirements 2, 3, and 4 are no longer warranted.

Benchmark has determined that Site conditions meet all of the criteria of the Low-Threat UST Case Closure Policy, and Central Valley Water Board staff concurs. Therefore, *Cleanup and Abatement Order R5-2011-0711* **is hereby terminated** as of the date of this letter.

If you have any questions or concerns regarding comments in this letter, please contact Alan M. Buehler at (916) 464-4615 or by email at [alan.buehler@waterboards.ca.gov](mailto:alan.buehler@waterboards.ca.gov).

Sincerely,

For PATRICK PULUPA  
Executive Officer

cc: Ramin Bet-Yonan, Benchmark Environmental Inc. (email)