

## State Water Resources Control Board

### UNDERGROUND STORAGE TANK (UST) CASE CLOSURE SUMMARY

#### Lead Agency Information

Lead Agency Name: Central Valley Regional Water Quality Control Board (Central Valley Water Board)	Address: 1685 E Street Fresno, CA 93706
Case Manager: Micheale Easley	Case Nos.: 5T10000909, 5T10000910, 5T10000911

#### Case Information

UST Cleanup Fund (Fund) Claim No.: N/A	Global IDs: T10000004965, T10000005548, T10000005549
Case Names: Wish-I-Ah Care Center (Admin Bldg) Wish-I-Ah Care Center (Annex Bld) Wish-I-Ah Care Center (Canyon View Bldg)	Site Address: 35680 North Wish-I-Ah Road Auberry, CA 93602
Responsible Party: ERETZ WISH-I-AH, LLC	Address: 5900 Wilshire Boulevard, Suite 1600 Los Angeles, CA 90036  c/o SYTR Real Estate Holdings, LLC Attn: Shlomo Rechnitz 7223 Beverly Boulevard, Suite 205 Los Angeles, CA 90036
Fund Expenditures to Date: N/A	Number of Years Case Open: 12

#### GeoTracker Case Record (Admin Bldg):

<http://geotracker.waterboards.ca.gov/?gid=T10000004965>

#### GeoTracker Case Record (Annex Bld):

<http://geotracker.waterboards.ca.gov/?gid=T10000005548>

#### GeoTracker Case Record (Annex Bld):

<http://geotracker.waterboards.ca.gov/?gid=T10000005549>

## Summary

**This closure summary includes three petroleum UST release cleanup cases that are located on the Wish-I-Ah property (Site). These cases have been proposed for closure by the State Water Resources Control Board (State Water Board) at the request of the Central Valley Water Board, which concurs with closure. Each case meets the Low-Threat Underground Storage Tank Case Closure Policy and the rationale for closure is provided in this closure summary.**

The [Low-Threat Underground Storage Tank Case Closure Policy \(Policy\)](#)<sup>1</sup> 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. Further, a regulatory agency shall close a case that does not meet all Policy criteria if the agency determines the site to be low-threat based on a site-specific analysis. The Site meets nearly all Policy criteria and based on a site-specific analysis, the State Water Board has determined the Site to be low-threat, therefore, case closure is appropriate.

The Site was formerly a healthcare and wellness center, which is not currently in operation. The 142.65-acre Site is located within a forested area north of the town of Auberry, California with much of the property consisting of wooded areas. Six diesel USTs reportedly were installed and operated at the Site for an unknown period. The six USTs were formerly utilized for boiler fuel and were removed in June of 2013. Petroleum hydrocarbons as diesel (TPHd) were detected at concentrations of 3,900 milligrams per kilogram (mg/kg), 23,000 mg/kg, and 3,600 mg/kg in soil samples collected from directly beneath three of the six USTs when they were removed.

In February 2014, a site assessment was conducted that indicated concentrations of TPHd exceeding environmental screening levels do not extend significantly in a lateral direction from the locations of the former USTs. All other petroleum constituents found in soil and soil vapor were either below detectable limits or appeared in quantities that did not exceed environmental screening levels. Groundwater was not encountered at the Site during any of the site investigations. Drilling stopped between 6.5 and 26 feet when the drill rig could not continue through bedrock.

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](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, **except** that the unauthorized releases are not located within the service area of a public water system. However, based on a site specific evaluation, the Site is low-threat, and closure is appropriate and consistent with the fundamental principles of the Policy.
- **Groundwater Media-Specific Criteria – Site Releases Have Not Affected Groundwater.** Soil does not contain sufficient mobile constituents (leachate, vapors, or light non-aqueous-phase liquids) to cause groundwater to exceed the groundwater criteria in the Policy.
- **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

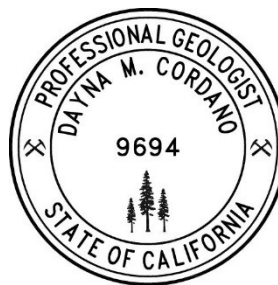
The corrective action conducted for this case ensures that any residual petroleum constituents associated with the case pose a low threat to human health, safety, and the environment. The corrective action was consistent with chapter 6.7 of division 20 of the Health and Safety Code, implementing regulations, 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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Reviewed By:

*Dayna Cordano*

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Senior Engineering Geologist

Wish-I-Ah Care Center, T10000004965, T10000005548, T10000005549  
35680 North Wish-I-Ah Road, Auberry

10/24/2025

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Date

11/10/2025

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Date