

STATE OF CALIFORNIA  
STATE WATER RESOURCES CONTROL BOARD  
**ORDER WQ 2026-0011-UST**

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**In the Matter of Underground Storage Tank (UST) Case Closure  
Pursuant to Health and Safety Code Section 25296.10 and the  
Low-Threat Underground Storage Tank Case Closure Policy**

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**BY THE CHIEF DEPUTY DIRECTOR:<sup>1</sup>**

By this order, the Chief Deputy Director directs closure of the UST case at the site listed below, pursuant to section 25296.10 of the Health and Safety Code.<sup>2</sup> The name of the responsible party(ies), the site name, the site address, the Underground Storage Tank Cleanup Fund (Fund) claim number, if applicable, current and former lead agencies, and case numbers are as follows:

**American Golf Corporation and City of Oceanside (Responsible Parties)**  
**Oceanside Golf Course**  
**825 Douglas Drive, Oceanside, San Diego County**  
**San Diego Regional Water Quality Control Board**  
**San Diego County, Case No. H05549-003**

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<sup>1</sup> State Water Board Resolution No. 2023-0036 delegates to the Executive Director the authority to close or require the closure of any UST case if the case meets the criteria found in the State Water Board's Low-Threat Underground Storage Tank Case Closure Policy adopted by State Water Board Resolution No. 2012-0016. Pursuant to Resolution No. 2023-0036, the Executive Director has delegated this authority to the Chief Deputy Director.

<sup>2</sup> Unless otherwise noted, all references are to the California Health and Safety Code.

## I. STATUTORY AND PROCEDURAL BACKGROUND

Upon review of a UST case, the State Water Resources Control Board (State Water Board), or in certain cases the State Water Board Executive Director or Chief Deputy Director, is authorized to close or require closure of a UST case where an unauthorized release has occurred if the State Water Board determines that corrective action at the site is in compliance with all the requirements of subdivisions (a) and (b) of section 25296.10. Closure of a UST case is appropriate where the corrective action ensures that any residual petroleum constituents associated with the case pose a low threat to human health, safety, and the environment and where the corrective action is consistent with: 1) chapter 6.7 of division 20 of the Health and Safety Code and implementing regulations; 2) any applicable waste discharge requirements or other orders issued pursuant to division 7 of the Water Code; 3) all applicable state policies for water quality control; and 4) all applicable water quality control plans.

State Water Board staff have reviewed the UST case identified above and recommend case closure under the Water Quality Control Policy for Low-Threat Underground Storage Tank Case Closures (Low-Threat Closure Policy or Policy). This recommendation is based upon the facts and circumstances of this particular UST case. State Water Board staff prepared the attached UST Case Closure Summary, which is incorporated herein by reference. The State Water Board's recommendation is based on information in the UST case record available on GeoTracker.

**GeoTracker Case Record:** <http://geotracker.waterboards.ca.gov/?gid=T0607382827>

### **Low-Threat Closure Policy**

The Policy became effective on August 17, 2012 and establishes consistent statewide case closure criteria for low-threat petroleum UST sites. The Policy applies to unauthorized petroleum releases from USTs, as defined in section 25281. In the absence of unique attributes or site-specific conditions that demonstrably increase the risk associated with residual petroleum constituents, cases that meet the general and media-specific criteria in the Policy pose a low threat to human health, safety, and the environment and are appropriate for closure under section 25296.10. If a regulatory

agency determines that a case meets the general and media-specific criteria of the Policy, then the regulatory agency shall notify the responsible party(ies) and other specified interested persons that the case is eligible for closure. Unless the regulatory agency revises its determination based on comments received on the proposed case closure, the agency shall issue a uniform closure letter as specified in section 25296.10. Prior to issuance of a uniform closure letter, the following items must be completed: a 60-day public comment period; proper destruction or certification of continued maintenance of monitoring wells or borings; and removal of waste associated with investigation and remediation of the site. All activities must be conducted in accordance with applicable local and state requirements.

Health and Safety Code section 25299.57, subdivision (I)(1) provides that claims for reimbursement of corrective action costs that are received by the Fund more than 365 days after the date of a uniform closure letter or a letter of commitment, whichever occurs later, shall not be reimbursed unless specified conditions are satisfied.

## **II. FINDINGS**

Based upon information available in the UST case record on GeoTracker, as summarized in the attached UST Case Closure Summary, the State Water Board finds that the corrective action taken to address the unauthorized release of petroleum at the UST site identified below ensures any residual petroleum constituents associated with the case pose a low threat to human health, safety, and the environment and is consistent with chapter 6.7 of division 20 of the Health and Safety Code and implementing regulations, the Policy, and other applicable water quality control policies and plans:

**American Golf Corporation and City of Oceanside (Responsible Parties)**

**Oceanside Golf Course**

**825 Douglas Drive, Oceanside, San Diego County**

**San Diego Regional Water Quality Control Board**

**San Diego County, Case No. H05549-003**

This order directs closure for the petroleum UST case at the site. This order does not address non-petroleum contamination.

Pursuant to the Policy, notification of proposed case closure and a 60-day comment period were provided to all entities required to receive notice of the proposed case closure. Any comments received have been considered by the State Water Board prior to determining that the case should be closed.

Pursuant to section 21080.5 of the Public Resources Code, environmental impacts associated with the adoption of the Policy were analyzed in the substitute environmental document (SED) the State Water Board approved on May 1, 2012. The SED concludes that all environmental effects of adopting, and implementing, the Policy are less than significant. A Notice of Decision was filed August 17, 2012. No new environmental impacts or any additional reasonably foreseeable impacts beyond those that were addressed in the SED will result from adopting this order.

The UST case identified above may be the subject of orders issued by a Regional Water Quality Control Board (Regional Water Board) pursuant to division 7 of the Water Code. Any orders that have been issued by a Regional Water Board pursuant to division 7 of the Water Code, or directives issued by a Local Oversight Program (LOP) agency, for this case should be rescinded to the extent they are inconsistent with this order.

### **III. ORDER**

**IT IS THEREFORE ORDERED** that:

A. The UST case identified in Section II of this order, meeting the general and media-specific criteria established in the Policy, be closed in accordance with the following conditions and after the following actions are complete. Prior to the issuance of a uniform closure letter, the responsible party(ies) is/are ordered to:

1. Prepare a Well Destruction Work Plan for any and all remaining monitoring wells and borings associated with the case and submit it for

review and concurrence by the regulatory agency overseeing the case by uploading it to GeoTracker. The Well Destruction Work Plan shall follow the California Well Standards for monitoring wells<sup>3</sup> and local agency requirements. The work plan shall be prepared by or under the direction of a California Professional Geologist (PG) or licensed Professional Civil Engineer (PE) and shall be signed by and stamped with the seal of the PG or PE in accordance with the California Business and Professions Code (BPC) sections 6735 and 7835;<sup>4</sup>

2. Properly destroy any and all monitoring wells and borings as detailed in the approved work plan, unless the owner of the real property on which the well or boring is located certifies that the wells or borings will be maintained in accordance with local or state requirements. All well destruction activities shall be conducted by a specialty contractor licensed as a C-57 Well Drilling Contractor<sup>5</sup> as defined in BPC section 7058 and California Code of Regulations Title 16 section 832.57. All well destruction activities shall be overseen by a PG or PE;
3. Properly remove from the site and manage any and all waste piles, drums, debris, and other investigation- and remediation-derived materials in accordance with local or state requirements; and
4. Within six months of the date of this order provide the following information to the regulatory agency overseeing the UST case identified in Section II of this order as applicable:

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<sup>3</sup> California Well Standards: Water Wells, Monitoring Wells, Cathodic Protection Wells (Bulletin 74-90). California Department of Water Resources, June 1991.

<sup>4</sup> Bus. & Prof. Code, §§ 6735, 7835.

<sup>5</sup> Bus. & Prof. Code, § 7058; Cal. Code Regs., tit. 16, § 832.57.

- i. If wells are to be destroyed, submit documentation stating that the tasks in subparagraphs (1) through (3) have been completed by uploading to GeoTracker a Well Destruction Report that describes the well destruction methods and provides documentation of waste removal including all fully signed hazardous waste manifests and non-hazardous waste manifests;
  - ii. If no wells are to be destroyed, provide confirmation by uploading to GeoTracker a report documenting that all waste associated with the corrective action has been removed including all fully signed hazardous waste manifests and non-hazardous waste manifests.
- B. The tasks in subparagraphs (1) through (3) of Paragraph (A) are ordered pursuant to Health and Safety Code section 25296.10, and failure to comply with these requirements may result in the imposition of civil penalties pursuant to Health and Safety Code section 25299, subdivision (d)(1). Penalties may be imposed administratively by the State Water Board or Regional Water Board.
- C. Within 30 days of receipt of proper documentation from the responsible party(ies) that requirements in subparagraphs (1) through (3) of Paragraph (A) are complete, the regulatory agency that is responsible for oversight of the UST case identified in Section II of this order shall notify the State Water Board that the tasks have been satisfactorily completed.
- D. Within 30 days of notification from the regulatory agency that the tasks are complete pursuant to Paragraph (C), the Deputy Director of the Division of Water Quality shall issue a uniform closure letter consistent with Health and Safety Code section 25296.10, subdivision (g) and upload the uniform closure letter to GeoTracker.
- E. Pursuant to section 25299.57, subdivision (l)(1), and except in specified circumstances, all claims for reimbursement of corrective action costs must be received by the Fund within 365 days of issuance of the uniform closure letter in order for the costs to be considered.

F. Any Regional Water Board or LOP agency directive or order that directs corrective action or other action inconsistent with case closure for the UST case identified in Section II is rescinded, but only to the extent the Regional Water Board order or LOP agency directive is inconsistent with this order.

A handwritten signature in blue ink, appearing to read "Karen Moga", with a long horizontal flourish extending to the right.

March 6, 2026

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Chief Deputy Director

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Date

## State Water Resources Control Board

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

#### Agency Information

Agency Name: San Diego Regional Water Quality Control Board (San Diego Water Board)	Address: 2375 Northside Drive, Suite 100 San Diego, CA 92108
Agency Caseworker: Lalitha Thotakura	Case No.: LOP H05549-003

#### Case Information

UST Cleanup Fund (Fund) Claim No.: N/A	Global ID: T0607382827
Site Name: Oceanside Golf Course	Site Address: 825 Douglas Drive Oceanside, CA 9254 (Site)
Responsible Party: American Golf Corporation Attention: Nicholas Foley	Address: 909 North Sepulveda Boulevard, Suite 650 El Segundo, CA 90245
City of Oceanside Attention: Rosemarie Chora	300 North Coast Highway Oceanside, CA 92054
Fund Expenditures to Date: N/A	Number of Years Case Open: 21

**GeoTracker Case Record:** <http://geotracker.waterboards.ca.gov/?gid=T0607382827>

#### Summary

**This case has been proposed for closure by the State Water Resources Control Board at the request of the San Diego 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, safety, and the environment. The Site meets all of the required criteria of the Policy and therefore, is subject to closure.

Oceanside Golf Course, T0607382827  
825 Douglas Drive, Oceanside

The Site is currently a golf course located in Oceanside, California. The Site is approximately 500 feet upgradient of Pilgrim Creek. In December 1987, one 1,000-gallon underground storage tank (UST) was removed from the Site. During UST removal, 85 cubic yards of soil was over-excavated and stockpiled onsite. The stockpiled soil was sampled, and laboratory results indicated the soil did not contain petroleum hydrocarbons above laboratory reporting limits. The stockpiled soil was spread across the onsite maintenance area with approval from San Diego Water Board and San Diego Environmental Health Department. A replacement UST was installed in 1988. On September 10, 2003, one 1,500-gallon UST was removed from the Site. A release was discovered during tank removal. No active remediation has been conducted at this Site.

Since 2004, nine groundwater monitoring wells have been installed and regularly monitored. Methyl tertiary butyl ether (MTBE) is detected above water quality objectives in MW-5, MW-10, MW-11, MW-12, and MW-13; however, the residual plume is limited in extent and is not expected to negatively impact water reuse within the area. Surface water sampling was also collected from the nearby Pilgrim Creek. MTBE was detected below water quality objectives where the plume intersects with the creek.

Remaining petroleum constituents are limited, stable, and decreasing. 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 the environment and water quality objectives will be achieved within a reasonable time frame.
- Petroleum Vapor Intrusion to Indoor Air – Site **meets Criteria 2 (b)**. A site-specific risk assessment for the vapor intrusion pathway was conducted under the Policy and demonstrates that human health is protected to the satisfaction of the regulatory agency.
- 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

Oceanside Golf Course, T0607382827  
825 Douglas Drive, Oceanside

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.

Prepared by:

*Steven Mullery*

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Steven Mullery, P.G. No. 10304  
Engineering Geologist

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08/05/2024

Date

Reviewed By:

*Dayna Cordano*

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Dayna Cordano, P.G. No. 9694  
Senior Engineering Geologist

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08/05/2024

Date

