STATE OF CALIFORNIA

STATE WATER RESOURCES CONTROL BOARD

ORDER WQ 2026-0032-UST

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

BY THE CHIEF DEPUTY DIRECTOR:[1]

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.[2] 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:

LDLT Properties, Inc. (Responsible Party)
Market – Pine Street Alley
1400 Pine Street, Redding, Shasta County
Fund Claim No. 21264
Central Valley Regional Water Quality Control Board, Case No. 450370

[1] 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.

[2] 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=T10000016197

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 (l)(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:

LDLT Properties, Inc. (Responsible Party)
Market – Pine Street Alley
1400 Pine Street, Redding, Shasta County
Fund Claim No. 21264
Central Valley Regional Water Quality Control Board, Case No. 450370

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[3] 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;[4]

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[5] 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:

    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

[3] California Well Standards: Water Wells, Monitoring Wells, Cathodic Protection Wells (Bulletin 74-90). California Department of Water Resources, June 1991.
[4] Bus. & Prof. Code, §§ 6735, 7835.
[5] Bus. & Prof. Code, § 7058; Cal. Code Regs., tit. 16, § 832.57.

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.



October 27, 2026

Chief Deputy Director | Date

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: 364 Knollcrest Drive, #205 Redding, CA 96002
Case Manager: Kate Sjoberg	Case No.: 450370

Case Information

UST Cleanup Fund (Fund) Claim No.: 21264	Global ID: T10000016197
Case Name: Market – Pine Street Alley	Site Address: 1400 Pine Street Redding, CA 96002 (Site)
Responsible Party: LDLT Properties, Inc. ATTN: Luis de la Torre	Address: 1307 Tehama St. Redding, CA, 96001
Fund Expenditures to Date: $35,573	Number of Years Case Open: 6

GeoTracker Case Record: http://geotracker.waterboards.ca.gov/?gid=T10000016197

Summary

This case has been proposed for closure by the State Water Resources Control Board at the request of the Central Valley Water Board, which concurs with closure.

The Low-Threat Underground Storage Tank Case Closure Policy (Policy)[1] contains general and media-specific criteria. Sites that meet Policy criteria are appropriate for

[1] https://www.waterboards.ca.gov/board_decisions/adopted_orders/resolutions/2012/rs2012_0016atta.pdf

closure pursuant to the Policy because they pose a low threat to human health, safety, and the environment. The Site meets all Policy criteria and therefore, case closure is appropriate.

In the summer of 2020, the City of Redding discovered a four feet diameter by thirteen feet long UST with an approximate 1,500 gallon capacity underneath an alleyway near Tehama Street while installing utilities. Current site use consists solely of the alleyway as a one-way street.

Removal of the UST was not feasible, so the UST was closed in place. On October 26, 2020, approximately 800 gallons of fluid and sand were rinsed/pumped from the UST using a vacuum truck. Soil samples were collected from underneath the northern and southern ends of the UST at a depth of 11 feet below ground surface (ft bgs). The samples indicated elevated petroleum hydrocarbons in soil. On February 9, 2021, the UST was closed in place using a three-sack sand slurry mix pumped from a cement truck.

On October 27, 2025, three groundwater monitoring wells were installed to a depth of 25 ft bgs and subsequently sampled. Additionally, a soil vapor probe was installed to a depth of 5 ft bgs. Soil samples were collected from all wells in 5 foot increments during installation. On November 4, 2025, the Site's single groundwater sampling and soil vapor sampling events took place. Benzene and total petroleum hydrocarbons as diesel were detected above water quality objectives in the UST source area, however, the concentrations did not exceed Policy limits.

The petroleum release is limited to the soil and shallow groundwater. The affected groundwater is not currently being used as a source of drinking water, and it is highly unlikely that the contaminated groundwater will be used as a source of drinking water in the foreseeable future.

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.

Rationale for Closure Under the Policy

- General Criteria – Site **MEETS ALL EIGHT GENERAL CRITERIA** under the Policy.

- **Groundwater Media-Specific Criteria – Site Meets Criteria 1, Class 2.** The contaminant plume that exceeds water quality objectives is less than 250 feet in length. There is no free product. The nearest existing water supply well or surface water body is greater than 1,000 feet from the defined plume boundary. The dissolved concentration of benzene is less than 3,000 µg/L, and the dissolved concentration of MTBE is less than 1,000 µg/L.

- **Petroleum Vapor Intrusion to Indoor Air – Site Meets Criteria 2 (a), Scenario 3 Without Oxygen Data or Oxygen <4%**. There is a bioattenuation zone that provides a separation of five or ten feet (ft), as applicable, between the top of groundwater and the foundation of existing or potential buildings. Concentrations of total petroleum hydrocarbons as gasoline and diesel combined in soil are less than 100 milligrams per kilogram throughout the entire depth of the bioattenuation zone. Benzene concentrations in groundwater are <100 micrograms per liter (µg/L) (5-ft bioattenuation zone) or ≥100 µg/L and <1,000 µg/L (10-ft bioattenuation zone).

- **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:

Steven Mullery

07/14/2026

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

Date

Reviewed By:

07/14/2026

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

Date

