

STATE OF CALIFORNIA
STATE WATER RESOURCES CONTROL BOARD
ORDER WQ 2026-0024-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:

Port of Oakland (Responsible Party)

FAA TRACON

1029 Grumman Street, Oakland, Alameda County

San Francisco Bay Water Quality Control Board, Case No. T10000008550

Alameda County LOP, Case No. RO0002593

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=T10000008550>

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:

Port of Oakland (Responsible Party)

FAA TRACON

1029 Grumman Street, Oakland, Alameda County

San Francisco Bay Water Quality Control Board, Case No. T10000008550

Alameda County LOP, Case No. RO0002593

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 wells³ 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 Contractor⁵ 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:

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.

- 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 May", with a long horizontal flourish extending to the right.

August 11, 2026

Chief Deputy Director

Date

State Water Resources Control Board

UNDERGROUND STORAGE TANK (UST) CASE CLOSURE SUMMARY

Lead Agency Information

Lead Agency Name: San Francisco Bay Regional Water Quality Control Board (San Francisco Bay Water Board)	Address: 1515 Clay Street, Suite 1400 Oakland, CA 94612
Case Manager: Mary Snow	Case No.: T10000008550

Case Information

UST Cleanup Fund (Fund) Claim No.: NA	Global ID: T10000008550
Case Name: FAA TRACON (Site)	Site Address: 1029 Grumman Street, Oakland, CA 94621
Responsible Party Port of Oakland Attention: Colleen Liang	Address: 530 Water Street Oakland, CA 94607
Fund Expenditures to Date: None	Number of Years Case Open: 30

GeoTracker Case Record: <http://geotracker.waterboards.ca.gov/?gid=T10000008550>

Summary

This case has been proposed for closure by the State Water Resources Control Board at the request of the San Francisco Bay Regional Water Quality Control 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 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.

The Site is a former tidal marsh near the eastern shore of Bay Farm Island. It was initially reclaimed with fill material in 1942, with the possibility of additional fill being

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

E. JOAQUIN ESQUIVEL, CHAIR | ERIC OPPENHEIMER, EXECUTIVE DIRECTOR

FAA TRACON, T10000008550
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placed in subsequent years. From 1945 to 1962, the Site was operated by the United States Department of the Navy (Navy) as part of the Naval Auxiliary Air Station (NAAS) Oakland. During this period, the Navy installed four large concrete underground storage tanks (USTs) for aviation fuel. The tanks included one 210,000-gallon tank for JP-3 jet fuel and three 100,000-gallon tanks for 115/145, 91/96, and JP-3 aviation fuels. In 1962, the Navy transferred the property to the Port of Oakland. In 1972, the Federal Aviation Administration (FAA) began leasing the property from the Port of Oakland and subsequently redeveloped the site, constructing the current facility and its associated infrastructure.

The Site is currently occupied by the FAA's Terminal Radar Approach Control (TRACON) facility. The FAA TRACON facility functions as a radar-based air traffic control center responsible for managing aircraft during approach and departure phases for Bay Area airports. The area where the USTs are located now serves as a secured, paved parking lot within the TRACON facility grounds.

In December 1972, the UST tops were demolished, and the tanks were backfilled with clean, wet sand. In 1995, surface ruptures were observed in the parking lot directly above the UST locations. The ruptures were attributed to differential settlement between the surrounding artificial fill and the underlying UST structures. In 2002 and 2005 the U.S. Army Corps of Engineers (USACE) completed two soil and groundwater investigations at the Site. During these investigations, the USACE identified petroleum impacts to shallow soil and groundwater in the vicinity of the USTs. Soil sampling indicated that remaining impacts to soil are weathered and limited in extent.

When the Site was under Navy operation, aboveground storage tanks (ASTs) were also present and petroleum hydrocarbon releases associated with these ASTs also contributed to soil and groundwater impacts. A Site Cleanup Program case has been opened AOC 21 - Aviation Lube Oil Storage (Tanks 11-1 and 11-2), T10000008542, to address the petroleum contamination unrelated to the USTs at the Site. Closure of the UST Cleanup case FAA TRACON, T10000008550, will not impact the Site Cleanup Program case for non-UST petroleum constituents; the AOC 21 - Aviation Lube Oil Storage (Tanks 11-1 and 11-2) case will remain open until the San Francisco Bay Regional Water Quality Control Board has determined that appropriate cleanup has been conducted for the non-petroleum constituents.

From 2005 to 2018, a network of three monitoring wells were intermittently monitored. A 2016 Ultra-Violet Optical Screening Tool survey suggested the potential presence of residual free product in the vicinity of the USTs; however, no free product was observed during the most recent groundwater monitoring event in 2018. Additionally, groundwater monitoring indicates that the remaining petroleum hydrocarbon contamination plume is stable and measures less than 1,000 feet in length. Furthermore, water quality objectives have been achieved or nearly achieved in all of the monitoring wells.

The 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 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 and safety and to the environment and water quality objectives will be achieved within a reasonable time frame.
- Petroleum Vapor Intrusion to Indoor Air – Site Meets **Criteria 2 (c)**. As a result of controlling exposure through the use of mitigation measures or through the use of institutional or engineering controls, the regulatory agency determines that petroleum vapors migrating from soil or groundwater will have no significant risk of adversely affecting human health.
- 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 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.

FAA TRACON, T10000008550
1029 Grumman Street, Oakland

Prepared by:

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

3/18/2026

Date

Reviewed By:

Dayna Cordano

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

04/10/2026

Date

