

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: \$0	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

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

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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 abandoned 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 abandoned 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.

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- **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

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

07/14/2026

Date

Reviewed By:

Dayna Cordano

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

07/14/2026

Date

