

**CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD  
SAN FRANCISCO BAY REGION**

**FINAL ORDER R2-2025-0015**

**TERMINATION OF SITE CLEANUP REQUIREMENTS (ORDER NO. 99-063) for:**

**MOBIL OIL CORPORATION AND  
PORT OF OAKLAND**

For the property located at:

FORMER MOBIL BULK TERMINAL AT THE PORT OF OAKLAND  
OAKLAND, ALAMEDA COUNTY

The California Regional Water Quality Control Board, San Francisco Bay Region  
(hereinafter the Regional Water Board), finds that:

- 1. Regional Water Board Order:** The Regional Water Board adopted Site Cleanup Requirements for the property located at the Former Mobil Bulk Terminal site at the Port of Oakland in Oakland (Property) on July 21, 1999 (Regional Water Board Order No. 99-063). The order named Mobil Corporation and the Port of Oakland as dischargers. Order No. 99-063 set preliminary cleanup goals for soil and groundwater prior to the establishment of site-specific cleanup standards and required implementation of the dischargers' proposed cleanup plan for remedial investigation, remediation, and risk management.
- 2. Compliance with Board Order:** Order No. 99-063 required the dischargers to investigate and remediate soil and groundwater pollution at the Property. The dischargers have completed these tasks.
- 3. Basis for Termination:** Termination of Order No. 99-063 is appropriate because soil and groundwater pollution has been adequately remediated to protect water quality, human health, and the environment. Pollutant sources included discharges from underground storage tanks (USTs) and aboveground storage tanks (ASTs) used to store petroleum products at the Mobil Terminal site. Product stored at the Mobil terminal included diesel fuel, leaded and unleaded gasoline, gasoline additives, heating oil, and various other petroleum products. The USTs, ASTs, loading racks, and pipelines were removed from the Property from 1979 to 1986. Remediation has reduced petroleum hydrocarbon pollutants in soil, soil vapor, and groundwater to the extent practicable. This included removal of the following: 100,000 gallons of light non-aqueous phase liquid (LNAPL) via recovery well extraction in the 1980s; 600,000 pounds of petroleum hydrocarbons and methane via vapor extraction/air sparge (VE/AS) operations from 2003-2019; and 13,000 cubic yards of soil via excavation in 2016-2017. To address potential risks and threats from the remaining low-concentration residual petroleum hydrocarbon pollution, a deed restriction has been recorded for the Property that prohibits sensitive land uses, the use of shallow groundwater,

intrusive subsurface activities, and redevelopment without Water Board approval. The Regional Water Board also approved a risk management plan on June 3, 2023, that identifies safety procedures that must be followed whenever residual petroleum hydrocarbon pollution may be encountered in soil or groundwater, such as during excavation, construction or other ground-disturbing activities at the Property.

4. **Human Right to Water:** It is the policy of the State of California that every human being has the right to safe, clean, affordable, and accessible water adequate for human consumption, cooking, and sanitary purposes (Wat. Code, § 106.3; see also State Water Board Resolution No. 2016-0010.). The human right to water extends to all Californians, including disadvantaged individuals and groups and communities in rural and urban areas. The termination of Order No. 99-063 will not affect the human right to water.
5. **CEQA:** This action terminates an order to enforce the laws and regulations administered by the Regional Water Board. Termination of the order is not a project as defined in the California Environmental Quality Act (CEQA). There is no possibility that the activity in question may have a significant effect on the environment (California Code of Regulations., title 14, §§ 15378 and 15061, subdivision (b)(3).)
6. **Notification:** The Regional Water Board has notified the discharger and all interested agencies and persons of its intent under Water Code section 13304 to site cleanup requirements for the discharge and has provided them with an opportunity to submit their written comments.

**IT IS HEREBY ORDERED** that Order No. 99-063 is terminated.

**So ordered** on April 25, 2025.

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Eileen M. White, P.E.  
Executive Officer

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