

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

**ORDER NO. R2-2026-XXXX**

**TERMINATION OF SITE CLEANUP REQUIREMENTS (ORDER NO. 95-224, AS AMENDED BY ORDER NO. R2-2004-0065):**

**SHELDON OIL COMPLANY**

For the property located at:

526 SCHOOL STREET  
SUISUN CITY, SOLANO COUNTY

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

1. **Regional Water Board Orders:** The Regional Water Board adopted Site Cleanup Requirements [Order No. 95-224](#) for the property located at 526 School Street in Suisun City (Property) on November 16, 1995. Order No. 95-224 named Sheldon Oil Company as the discharger and was issued in response to the release(s) of petroleum hydrocarbons and trichloroethene (TCE), from a truck washing facility at the Property. On July 29, 2004, the Regional Water Board adopted [Order No. R2-2004-0065](#), which amended Order No. 95-224 to set new compliance dates for the completion of the remedial investigation, interim remedial actions, and preparation of proposed final remedial actions (Tasks 3 to 7).
2. **Compliance with Board Order:** Order No. 95-224, as amended by Order No. R2-2004-0065, required the dischargers to conduct the following tasks:
  - a. Submit a preliminary site assessment report to identify and confirm potential sources of pollution.
  - b. Submit a remedial investigation workplan to define the vertical and lateral extent of soil and groundwater pollution.
  - c. Submit a remedial investigation completion report documenting the extent of pollution relative to cleanup standards.
  - d. Submit an interim remedial action workplan to evaluate interim remedial alternatives and recommend one or more alternatives for implementation.
  - e. Submit a technical report documenting completion of interim remedial actions.
  - f. Propose final remedial actions and cleanup standards.

The discharger has satisfactorily completed these tasks.

3. **Basis for Termination:** Termination of the Order is appropriate for the reasons discussed below:
  - a. The nature and extent of the chemicals of concern (COCs) in soil, groundwater, and soil vapor have been adequately characterized at the

Property and offsite areas through investigations since 1995. The COCs are petroleum hydrocarbons and TCE and its degradation products.

- b. The following remedial actions have successfully addressed COCs in soil, groundwater, and soil vapor:
    - i. Excavation of approximately 620 tons of soil and removal of approximately 5,300 gallons of groundwater from the excavation pit in the former wash rack area in 2006.
    - ii. Four rounds of in-situ chemical injections using a combination of zero-valent iron, bioremediation bacteria, and chemical reduction amendments at wells located south of the wash rack area to reduce TCE and related volatile organic compounds concentrations in the shallow and deep groundwater in 2014, 2018, 2019, and 2022.
  - c. The results from the following sampling events indicate that vapor intrusion is not occurring within the footprint of the shallow groundwater plume:
    - i. Onsite soil vapor samples collected in 2019 and 2020.
    - ii. Onsite shallow groundwater samples collected in 2018.
    - iii. Offsite soil vapor samples collected in 2008 and 2019 along South Common Street.
    - iv. Offsite shallow groundwater samples collected along North and South Common Street and at 505 School Street in 2018, 2019, and 2024.
    - v. Offsite indoor air samples collected at 501 Main Street in 2012.
  - d. Post-remediation groundwater monitoring conducted until 2024 indicates that the Property and offsite areas have been fully assessed, and residual concentrations of COCs in subsurface media do not pose an unacceptable health risk to construction workers, site operators, maintenance workers and the environment. Concentrations of COCs in groundwater are mostly below cleanup goals with the highest TCE concentrations above cleanup levels limited to four discrete locations across the shallow, intermediate, and deep groundwater zones. These exceedances are limited in spatial extent. The overall groundwater conditions indicate that the remediation at the Property has significantly reduced the groundwater contamination, which is expected to continue to decrease by natural attenuation to eventually reach cleanup goals.
  - e. The April 2025 Site Management Plan (SMP) that was approved by the Regional Water Board on April 16, 2026, identified protective measures to be taken during soil excavation, site development and groundwater dewatering. The SMP also requires current and future owners to notify the Regional Water Board if there are proposed land use changes at the Property.
4. **Human Right to Water:** Under Water Code §106.3, the State of California's policy is 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 termination of this order does not affect the human right to water that extends to all Californians, including disadvantaged individuals and groups and communities in rural and urban areas.

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 dischargers and all interested parties of its intent under Water Code section 13304 to terminate site cleanup requirements for the discharge and has provided them with an opportunity to submit their written comments.

**IT IS HEREBY ORDERED** that Order Nos. 95-224 and R2-2004-0065, are terminated.

I, Eileen M. White, Executive Officer, do hereby certify that the foregoing is a full, true, and correct copy of an Order adopted by the California Regional Water Quality Control Board, San Francisco Bay Region, on \_\_\_\_\_, 2026.

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Eileen M. White, PE  
Executive Officer

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