

US EPA ARCHIVE DOCUMENT

Leveraging State and Federal Resources to Address Abandoned and Recalcitrant Underground Storage Tank Sites

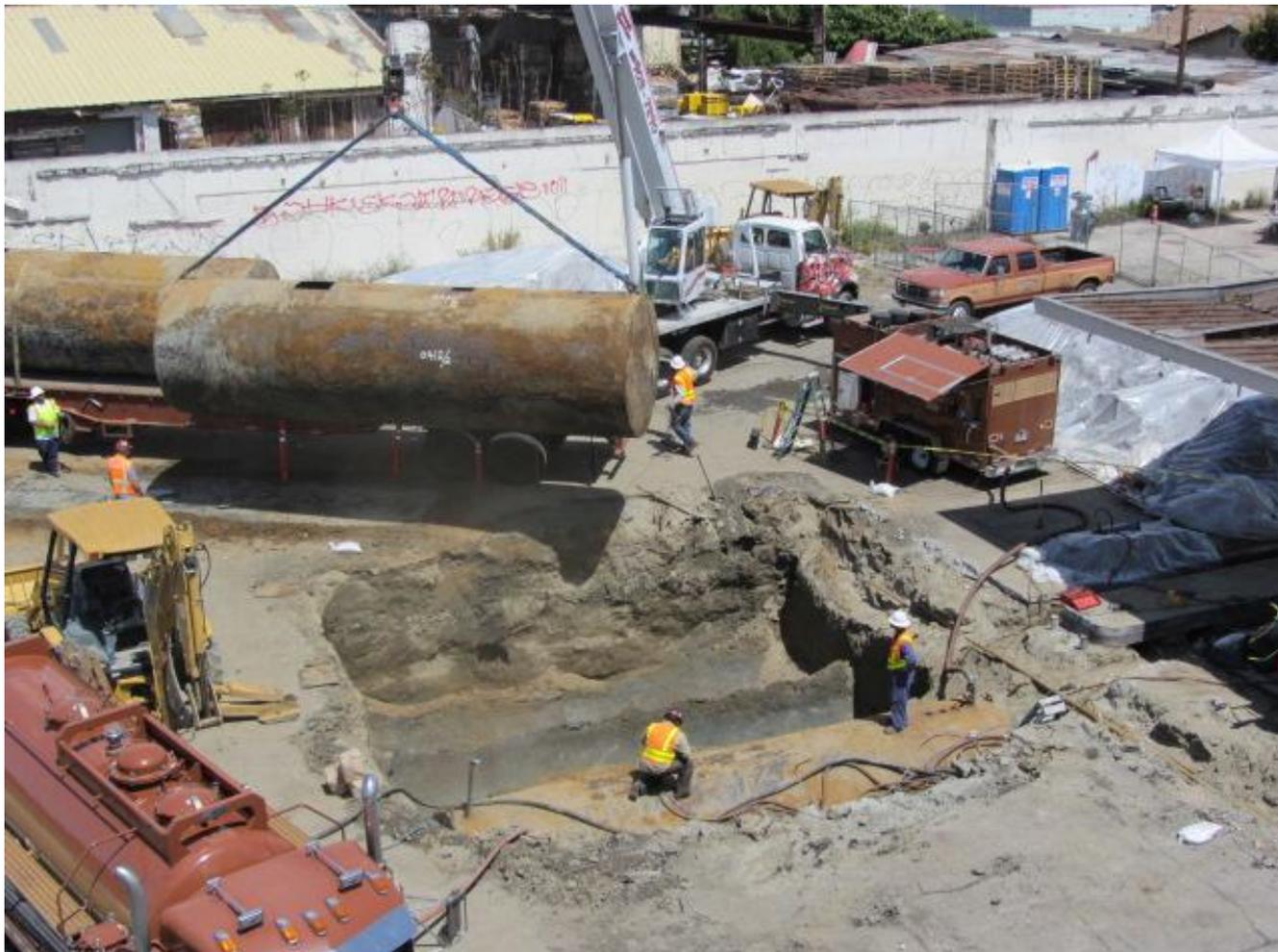
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I710 UST Partnership

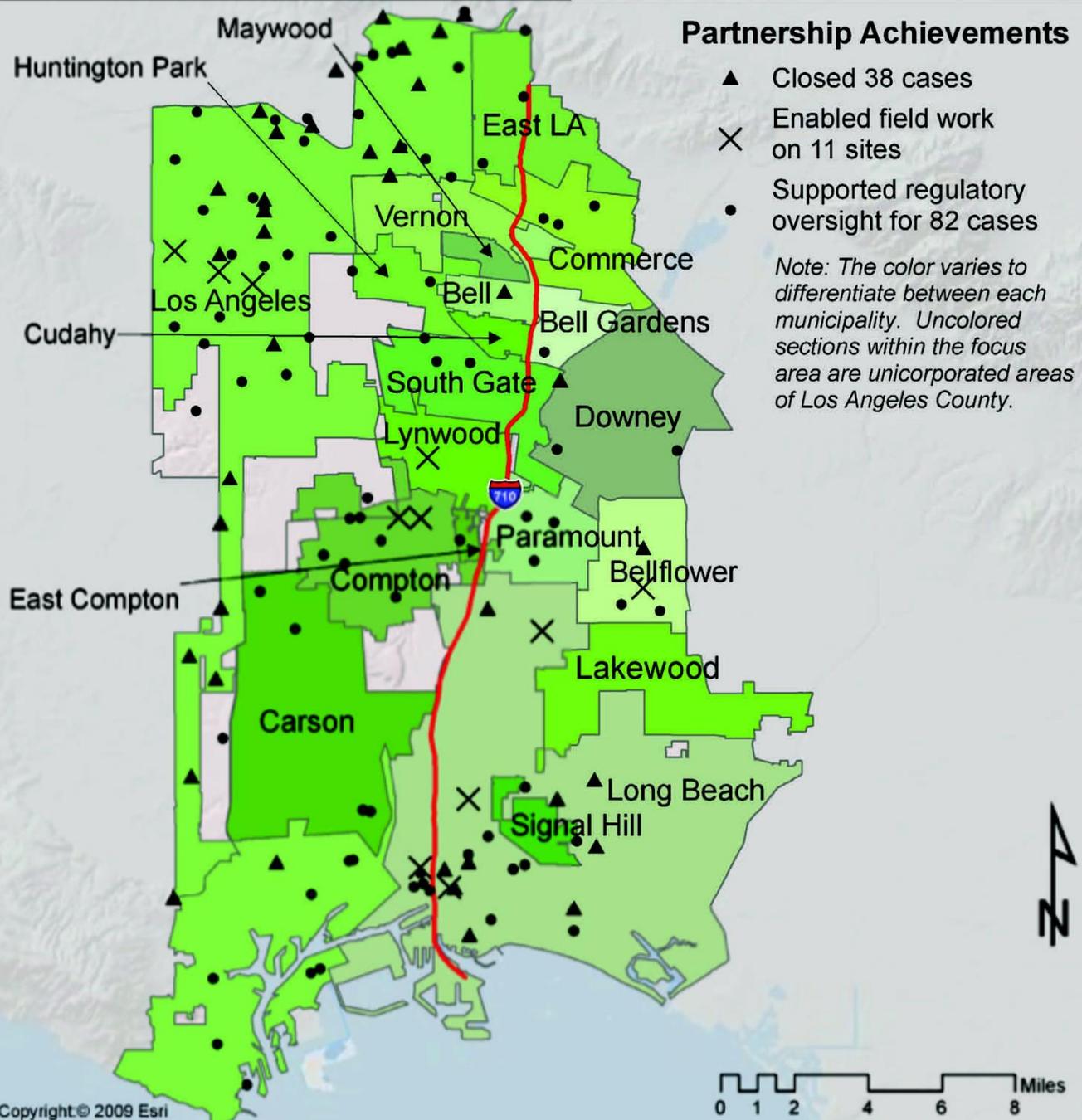




Partnership Achievements

- ▲ Closed 38 cases
- ✕ Enabled field work on 11 sites
- Supported regulatory oversight for 82 cases

Note: The color varies to differentiate between each municipality. Uncolored sections within the focus area are unincorporated areas of Los Angeles County.



Joint Agency Effort to Address Leaking UST Cases Near the I710 in Southern California



Topics

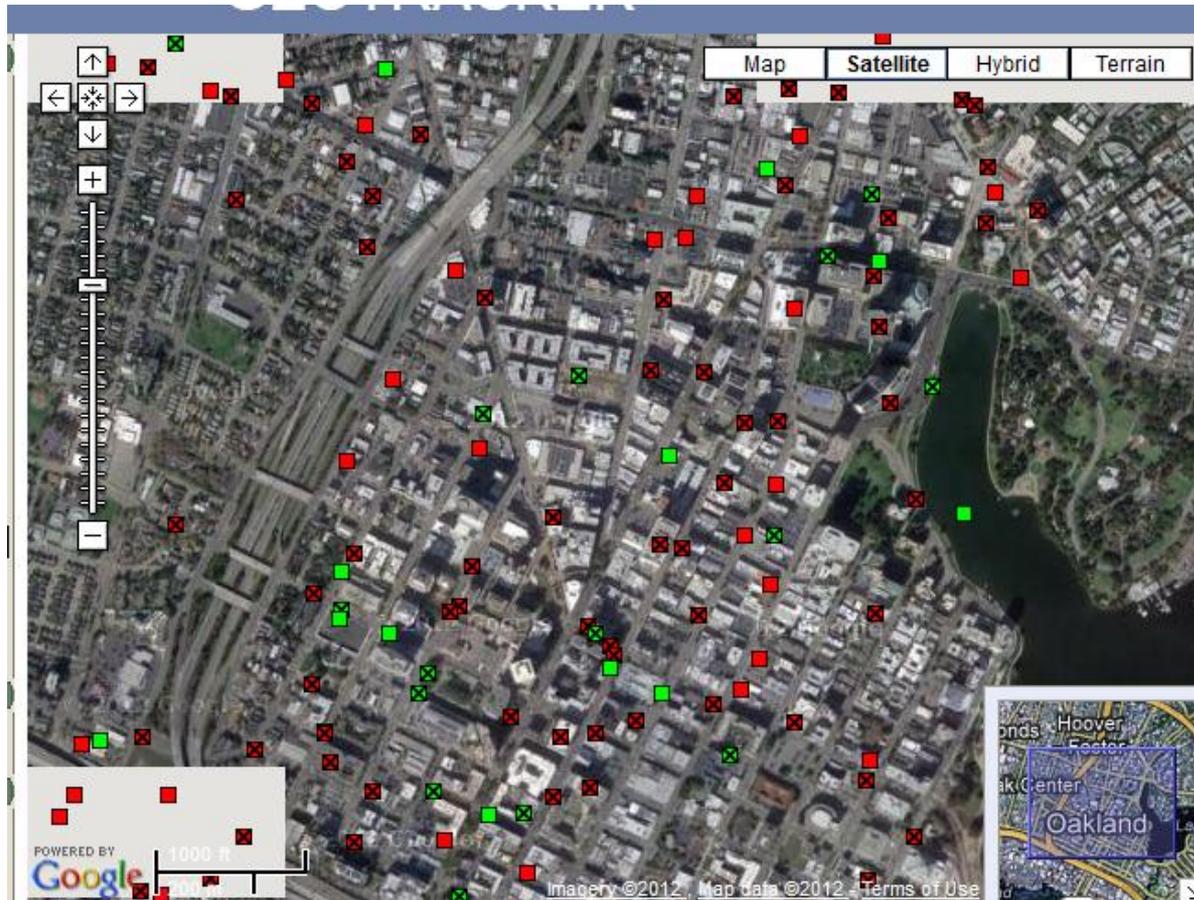
- Underground Storage Tanks Program Relationship with Brownfields
- Identifying Potential Sites
- Resources Available to Address Sites with Known or Potential Petroleum Contamination for Underground Storage Tanks
- Lessons Learned from Pilot Project in Southern California (I710 Area).



Brownfields Relationship with the UST Program

- Originally EPA had USTFields Pilot Program Prior to Federal Brownfields Law.
- EPA's UST Program Under Same Assistant Administrator in HQ as Brownfields Program
- In Region 9, UST Program is in Different Division
- UST Program Collaborates Regularly with Brownfields Program

Identifying Sites





[LINK TO THIS MAP](#)

GEOTRACKER

LAYERS

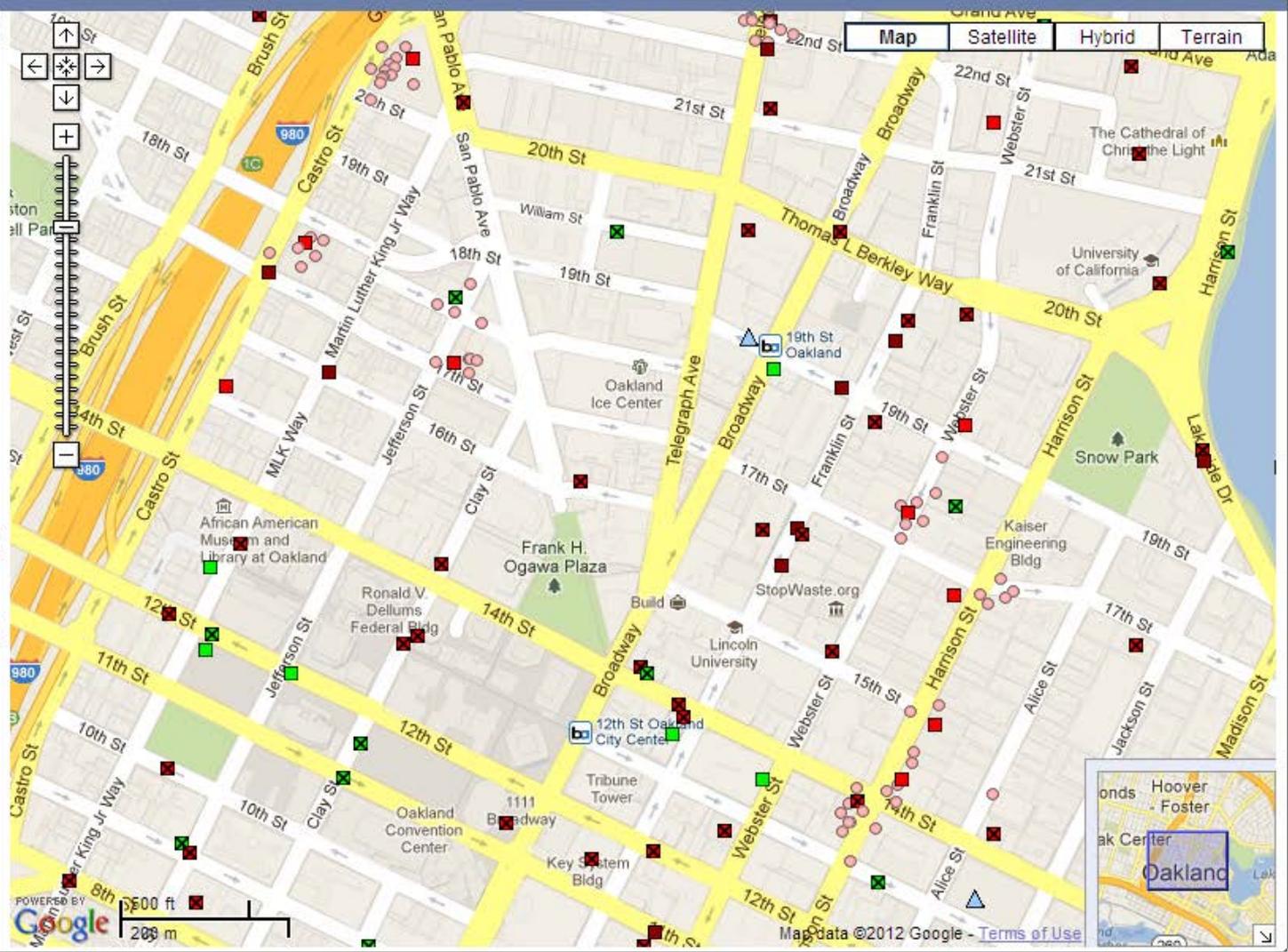
- SIGNIFIES A CLOSED SITE
- Leaking Underground Tank (LUST) Cleanup Sites
- Other Cleanup Sites
- Land Disposal Sites
- Military Sites
- WDR Sites
- Permitted Underground Storage Tank (UST) Facilities
- Monitoring Wells
- DTSC Cleanup Sites
- DTSC Haz Waste Permit

MAP SIZE

800x600

OPTIONS

Site List - [EXPORT TO EXCEL](#)



82 Sites

Map data ©2012 Google - [Terms of Use](#)



UST Program Reports

These reports compile submitted UST data from ~22% of California's regulated UST facilities (14,535 as reported by SWRCB, October 2011).

Compliance, Monitoring, and Enforcement Reports

[Inspection Summary Report by Regulator \(Report 6\)](#)

Counts of regulated UST facilities, active and closed UST systems, inspections, and SOC statistics.

[Inspection Summary Report by Regulator \(Annual\)](#)

Counts of regulated UST facilities, facilities inspected over a specified date range, Routine Inspections versus Other Inspections, and Return-to-Compliance statistics for Class I/II violations.

[Enforcement Summary Report by Regulator \(Annual\)](#)

Counts of Violations by Class, Enforcements by Enforcement Type, and Fines/Penalties.

[Facility Compliance Details Report](#)

UST Facility Details for a given Regulator, including data about last inspection date and inspection findings (SOC).

[Red Tag Facility Details Report](#)

List Red Tags affixed during a specified date range.

[Semi-Annual Report](#)

Counts of regulated UST facilities, active and closed UST systems, inspections, and the Significant Operational Compliance statistics.

[Statewide Leak Prevention Report](#)

Counts of regulated UST facilities statewide, active UST systems, inspections performed over a specific time period, and combined operational compliance statistics.

Facility / Tank / Monitoring Summary Reports

[Facility Summary by Owner Type](#)

Provides counts of actively regulated UST facilities by Owner Type, grouped by Regulator.

[Facility Summary by Financial Responsibility Mechanism](#)

Provides counts of actively regulated UST facilities by Financial Responsibility Mechanism, grouped by Regulator.

[Facility/Tank Summary by Construction/Monitoring Type](#)

Provides counts of active UST systems falling within a user-defined set of criteria for tank construction and monitoring, grouped by Regulator.

UST Data Download

[UST Facility/Tank Data Download](#)

Generates an Excel file containing UST Facility / Tank data that has been "Accepted" by Regulators.

[UST CME Data Download](#)

Generates an Excel file containing UST Inspection, Violation, and Enforcement data.



But Many Local Agencies Have Lists of Sites With Abandoned Tanks That Are Not In State Databases



SUMMARY SHEET: I-710 PRIORITY SITE

Kim's Arco AM-PM Mini Market



LEAD AGENCY	LOS ANGELES COUNTY (LIA)
SITE NAME	KIMS ARCO AM-PM MINI MARKET
ADDRESS	301 E ROSECRANS
CITY	COMPTON
ZIP	90221
GLOBAL ID	NA--permitted UST only
LOCAL CASE ID	011030-011020
CASEWORKER	John Awujo
CURRENT CASE STATUS	NA--permitted UST only
RELEASE DATE	Suspected leaking USTs
AGE	NA

Site Narrative: Reportedly four gasoline underground storage tanks (USTs) exist on this large corner lot, which is located next to Compton Station on the Metro Blue Line. This site burned down during the 1992 Los Angeles (LA) riots and has been abandoned ever since. LA County wants the site assessed due to the existence of tanks that date back prior to the 1980s. The responsible party (RP) has not responded to the County's Notice of Non-Compliance (2004) or Notice of Violation and Order to Comply (2005). The City of Compton Department of Building & Planning has also expressed concern regarding USTs and requested a schedule for their closure from LA County. This site is a good candidate for funding as there is interest from the Compton Department of Building & Planning to get cases with USTs closed and the RP has not been responsive and appears unwilling to take any action to conduct assessment at the site.

Technical Approach: Site assessment, site plan preparation, permit acquisition, removal oversight, excavation direction, sampling activities and waste disposal (soil and USTs) will be included in the initial assessment and removal of the four USTs. Two samples will be collected from each end of the 4 USTs. A total of four continuous soil borings will be advanced to 25 feet within the vicinity of the clustered



Resources

Federal Resources

- LUST Trust Fund
- Targeted Brownfields Assessments
- Competitive Brownfields Grants

California Resources

- Petroleum Cleanup Fund
- Reimbursement Accounts
- Orphan Site Account
- Emergency, Abandoned, and Recalcitrant Account



State of California Resources

http://www.waterboards.ca.gov/water_issues/programs/ustcf/

- **Special Programs**
- [EAR Program](#)
- [RUST Program](#)
- [OSCA Program](#)
- [OSCF Program](#)
- [School District Account](#)
(Assembly Bill 2729)





Federal Resources

- LUST Trust Fund
- Targeted Brownfields Assessments
- Brownfields Grants

Firefox | Object Browser | TD Government - Trust Fund Financial R... | www.treasurydirect.gov/govt/reports/tfmp/tfmp.htm

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REPORTS

- ▶ Federal Investments Program
- ▶ SLGS
- ▼ Trust Funds Program
 - ▼ Monthly Reports
 - Airport and Airway
 - Black Lung Disability
 - Cheyenne River Sioux Wildlife Restoration
 - Federal Disability Insurance
 - Federal

Trust Fund Financial Reporting

The following table is sorted by fund symbol.

Monthly Financial Reports		
Fund Symbol	Trust Fund Name	Report Type
75X8004	Federal Supplementary Medical Insurance	Final Draft
75X8005	Federal Hospital Insurance	Final Draft
28X8006	Federal Old Age and Survivors Insurance	Final Draft
28X8007	Federal Disability Insurance	Final Draft
69X8102	Highway Consolidated	Final Draft
69X8103	Airport and Airway	Final Draft
16X8144	Black Lung Disability	Final Draft
68X8145	Hazardous Substance Superfund	Final Draft
70X8147	Sport Fish Restoration and Boating Safety	Final Draft
68X8153	Leaking Underground Storage Tank	Final Draft

Lessons Learned from I710 Pilot Project





Cleanup of Abandoned UST Sites Make For Good Media Events





Lessons Learned

- Addressing "Abandoned" Sites Can be Very Complicated
 - Access
 - Who is the Property Owner
 - Bankruptcy Issues
 - Back Taxes
 - Lender Liability



Lessons Learned

- Different Funding Sources Have Different Eligibility Criteria
 - Federal LUST Trust Fund
 - Federal Brownfields Targeted Assessments (TBAs)
 - California Emergency, Abandoned, and Recalcitrant Fund (EAR)
 - California Orphan Site Cleanup Account OSCA
 - California UST Cleanup Fund
- It is Very Important to Pick the Right Funding Tool



Lessons Learned

- LUST Site Work Can Be Expensive and Costs Can Be Somewhat Unpredictable
 - Tanks May Be Still Full of “Fuel”
 - Hard to Determine How Contaminated a Site May Be Prior to Thorough Assessment/Tank Removal



Closing Thoughts

- You Are Likely to Have Abandoned UST Sites in Your Community
- They Are A Good Opportunity for Assessment, Cleanup and Redevelopment
- They Can Be Challenging Projects, But Resource Are Available to Address These Sites



Underground Storage Tank Cleanup Partnership, I-710 Corridor Stakeholder Update - Fall 2012



Partnership Highlights

The Underground Storage Tank (UST) Cleanup Partnership (Partnership) has made significant progress in its effort to evaluate and address potential threats to human health and the environment in the I-710 Corridor communities.

In April 2011, the State Water Resources Control Board's GeoTracker Database (<http://geotracker.waterboards.ca.gov/>)

showed over 600 open leaking underground storage tank (LUST) cases fell within the I-710 Corridor boundary, depicted in the map below. As of August 2012, the number of open I-710 Corridor LUST cases had been reduced by almost 20%. In addition, the area contains numerous former gas station properties that have not been assessed to determine whether a leak has occurred.

Since its launch, the multi-agency Partnership has tackled challenging cases

and achieved the following:

- Closed 38 cases, indicating No Further Action needed at the sites.
- Enabled field investigations at 11 sites, including the removal of 14 old USTs and associated environmental sampling.
- Obtained funding for field investigations from EPA's Targeted Brownfields Assessment Program and the Federal LUST Trust Fund.
- Nominated seven sites to the State's Emergency, Abandoned, and Recalcitrant (EAR) Account.
- Issued nine joint directive letters from the EPA and Los Angeles Regional Water Quality Control Board (LARWQCB), resulting in action taken by the responsible parties.

• Supported cleanup oversight activities for 82 sites, which included:

- * Drafting case summaries with recommended next steps;
- * Drafting directive letters;
- * Conducting responsible party searches;
- * Providing guidance to property owners and local agencies on funding resources; and
- * Evaluating cases for closure and preparing case closure packages.

The Partnership continues to prioritize action on marginalized properties that face administrative, resource, or technical challenges, hindering their movement toward cleanup and closure. For further information, please contact Lynda Arakelian at 213-244-1805 or arakelian.lynda@epa.gov.