

Final

August 9, 2011

Review of Leaking Underground Storage Tank Cases Not in Cleanup Fund and Open Over 15 Years

Tulare County Local Oversight Program

**Prepared as in-kind task as part of Cooperative Agreement LS-97952501-2
between U.S. EPA Region 9 and the California State Water Resources
Control Board**

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Executive Summary

The Draft version of this report was submitted on September 17, 2010, with a request for a follow-up meeting and input from Tulare County Local Oversight Program (LOP) into the “Next Steps for Agency” column of the case cleanup status spreadsheet.

Tulare County LOP met with USEPA Region 9 and Sullivan International Group, Inc. in a conference call on May 25, 2011 to discuss the draft report and their next steps for each case. The agency acknowledged several challenges with these cases, with the primary challenge being recalcitrant responsible parties (RPs). Of the ten cases reviewed in the Draft Report, the primary impediments to progress and closure for six cases are recalcitrant RPs. The agency is working with two of the RPs in order to get them into the UST Cleanup Fund (Fund) and the caseworker indicated that they will consider using enforcement for the other RPs but noted that historically referring cases to the District Attorney's office is considered a last resort.

An additional challenge that Tulare County LOP mentioned was a change in ownership for some of the subject sites. This complicates compliance and enforcement efforts as most, if not all, of the new owners have not operated the USTs at their sites. For several of the sites the agency has mailed notices of responsibility. Establishing responsibility is further complicated in cases where the USTs were removed prior to the new owner obtaining the property or the business that operated the tanks is defunct.

LOP staff also discussed an issue with a Caltrans site located in Lemon Cove, CA. CalTrans submitted a workplan for site remediation in 2004, but has yet to implement this workplan due to budget constraints. CalTrans has again indicated that this summer may be the season that they implement the work plan; however, Caltrans has not confirmed this in GeoTracker, or notified the agency of their intended start date.

Tulare County LOP

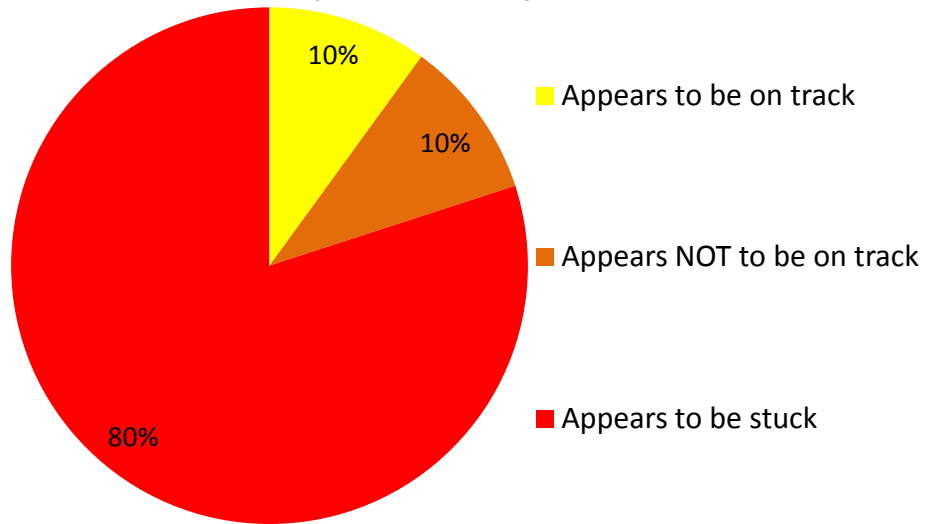
Apparent Case Status: Initial and After

TOTAL NUMBER OF CASES REVIEWED = 10
NUMBER OF ACTIVE LUST CASES ON NOVEMBER 1, 2010 = 108 CASES
DRAFT REVIEW REPORT PREPARED AND SENT TO AGENCY ON September 17, 2010
MEETING WITH AGENCY ON May 25, 2011

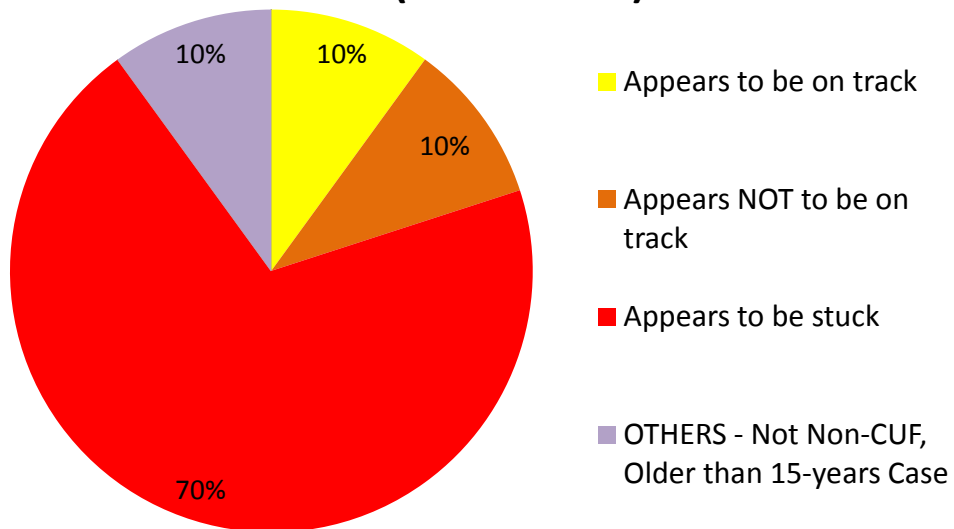
APPARENT STATUS OF CASES REVIEWED – INITIAL REVIEW AND AFTER MEETING TO DISCUSS CASES

Apparent Case Status	Initial Assessment Number of Cases (9-17-2010)	Post Meeting Assessment Number of Cases (05-25-2011)
CASE CLOSED	0	0
Appears close to completion	0	0
Appears near completion within 1-year	0	0
Appears to be on track	1	1
Appears NOT to be on track	1	1
Appears to be stuck	8	7
Unable to determine (Insufficient information in GeoTracker)	0	0
NOT FEDERAL UST CASE	0	0
OTHERS - Not Non-CUF, Older than 15-years Case	0	1

Initial Assessment Percentage of Cases (9-17-2010)



Post Meeting Assessment Percentage of Cases (05-25-2011)



CASE REVIEW SUMMARY TABLE
(TULARE COUNTY LOP)

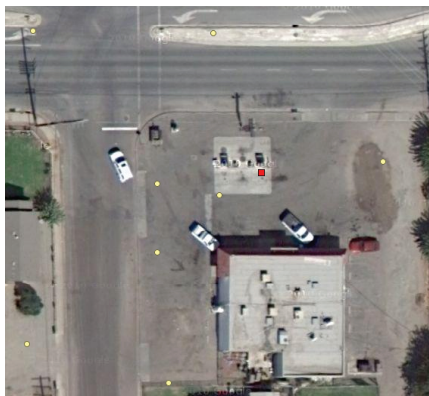
ESTIMATED STATUS IN THE CLEANUP PIPELINE?	CHANGE IN STATUS IN THE CLEANUP PIPELINE (BASED ON MEETING/CALL WITH AGENCY) ON 05/25/2011	SITE NAME (CASE LEAD AGENCY:TULARE COUNTY LOP)	GLOBAL ID	CASE WORKER	APPARENT TYPE OF RP	RELEASE DATE	DISCUSSION NOTES FROM MEETING/CALL (05-25-2011)	NEXT STEPS FOR AGENCY
Appears to be on track	Appears to be on track	SUNRISE HANDYMART	T0610700012	JEG	S - Small Private Business	9/24/1987	The site has been delineated, and the agency has again requested the submittal of a CAP. Case Remains "On Track"	Push for additional/alternate remediation (current remediation ineffective)
Appears NOT to be on track	Appears NOT to be on track	CALTRANS LEMON COVE	T0610700028	JEH	G - Government Entity (include School, Hospital, Utility)	10/8/1987	Cal Trans has been directed to implement the RAP this summer, but this will depend on funding from the agency. CalTrans is keeping up with groundwater monitoring, but has been slow to implement the RAP. The agency will follow up with Caltrans to determine if they are going to proceed. The case will remain categorized as "Not on Track"	Push for additional/alternate remediation (current remediation ineffective)
Appears to be stuck	Appears to be stuck	KURZ TRUCKING	T0610700054	JEG	S - Small Private Business	4/17/1986	RP remains recalcitrant, agency is considering proceeding with enforcement. The case will remain categorized as "Stuck"	Ensure RP compliance (includes identify RP, enforcement, EAR account etc)
Appears to be stuck	Appears to be stuck	SANDERS MARKET	T0610700075	JEG	S - Small Private Business	12/30/1987	RP remains recalcitrant, agency is considering proceeding with enforcement. USTs have been removed from the site and ownership has changed hands.	Ensure RP compliance (includes identify RP, enforcement, EAR account etc)
Appears to be stuck	Appears to be stuck	VILLAGE MARKET	T0610700099	DRP	S - Small Private Business	4/26/1988	The RP for this site is described as recalcitrant. The Agency will follow up on a recent Notice of Responsibility letter. The case will remain categorized as "Stuck"	Ensure RP compliance (includes identify RP, enforcement, EAR account etc)
Appears to be stuck	Appears to be stuck	WESTSIDE GROCERY	T0610700117	JAG	O - Other (Individual, Homes etc)	10/24/1988	RP remains recalcitrant, agency is considering proceeding with enforcement. The case will remain categorized as "Stuck"	Ensure RP compliance (includes identify RP, enforcement, EAR account etc)
Appears to be stuck	Appears to be stuck	R. L. FRAKES	T0610700138	RC	S - Small Private Business	12/22/1988	The agency has posted a new Notice of Responsibility to GeoTracker as the original RP was a business and is now defunct. The new RP will need to work on getting the case into the Cleanup Fund before the site progresses. Case will remain categorized as "Stuck"	Ensure RP compliance (includes identify RP, enforcement, EAR account etc)
Appears to be stuck	Appears to be stuck	ED'S CARS & TIRES	T0610700168	JEG	S - Small Private Business	10/2/1989	Former site owner was recalcitrant. The site has now been sold, and the agency is hoping for more cooperation from the new owner. Case will remain categorized as "Stuck"	Ensure RP compliance (includes identify RP, enforcement, EAR account etc)
Appears to be stuck	N/A	RAGER TIRE & AUTO	T0610700281	DG	S - Small Private Business	1/8/1992	Case is not yet in fund, however, the RP appears to have submitted an application to the Fund and is waiting for their LOC. Work is being performed at the site, and the site consultant is working on uploading documents to GeoTracker, but not all reports have been uploaded. This case is expected to drop off the Aging Non-CUF list once it is in the Fund.	Agency will continue to manage case and work towards site closure after the LOC is issued.
Appears to be stuck	Appears to be stuck	EYSTER PROPERTY	T0610700456	JEG	O - Other (Individual, Homes etc)	6/8/1992	Former site owner was recalcitrant. The site has now been sold, and the agency is hoping for more cooperation from the new owner, who has not operated the USTs. The case will remain categorized as "Stuck"	Ensure RP compliance (includes identify RP, enforcement, EAR account etc)

Attachment 1:

Case Review Power Point Slides from Draft Report

The contents of this attachment are provided in electronic format only.

SUNRISE HANDYMART (T0610700012)
23013 AVE 196, STRATHMORE, CA 93267



Case Age: 23 years
Primary COC: Gasoline
RP Identified by Regulator: SUNRISE HANDY MARKETS, INC
Current Land Use: Commercial Gas Station

OPEN - SITE ASSESSMENT

CLEANUP OVERSIGHT AGENCIES

TULARE COUNTY LOP (LEAD) - CASE #: 453

CASEWORKER: [JESUS E. GAONA](#) - SUPERVISOR: NONE SPECIFIED

CENTRAL VALLEY RWQCB (REGION 5F) - CASE #: 5T54000011

CASEWORKER: [JOHN WHITING](#) - SUPERVISOR: John Noonan



Possible Reasons Why This Case Is So Old

- Confirmed release and oldest documented work at site was in 1985, making this case 25 years old.
- Site has been monitored at least annually since 1985 with a gap extending from 1990 to 1993
- MTBE was not detected in the subsurface after the initial release until 2001, suggesting a second release.
- Most site wells have gone dry, with only MW-1 having enough water to be sampled during the 1st Q 2010 GWM Event

NOTE: Data queried from GeoTracker and reviewed in September 2010

Activities Conducted to Date Based on GeoTracker Info (T0610700012)

Assessment last 5 years

- Soil vapor sampling conducted 2006
- Soil and groundwater sampling conducted in 2007 as part of DPE Pilot Test

Remediation last 5 years

- Dual phase extraction pilot test conducted in 2007

Assessment older than 5 years

- 4 groundwater monitoring wells were installed in 1985
- 2 recharge wells were installed at the site in 1988
- 2 additional groundwater monitoring wells were installed in 1997
- Periodic groundwater monitoring conducted at the site from 1985 to 1990 and 1993 to present

Remediation older than 5 years

- USTs replaced in 1985, ~1000 cubic yards of impacted soil were excavated and disposed of at that time.
- A groundwater extraction and treatment system was operated at the site until 1999

IMPEDIMENTS TO CLOSURE (T0610700012)

as reported by regulatory agency

SITE ASSESSMENT INCOMPLETE

- Incomplete Conceptual Site Model (CSM) - *Incomplete CSM*
- Sensitive Receptor Survey Has Not Been Completed - *Sensitive receptor survey has not been completed.*

BENEFITS OF ADDITIONAL WORK

- Remove / Reduce Source Mass - *The development of a CAP is required.*

SENSITIVE RECEPTORS LIKELY TO BE IMPACTED AND TIME FRAME FOR IMPACT

- Groundwater Already Impacted Refer to the maximum concentrations report and the downloaded groundwater monitoring reports.

NOTES / COMMENTS

- DIRECTED RP TO PERFORM GROUNDWATER MONITORING SEMIANNUALLY AND SUBMIT CAP. ADDITIONAL REQUEST FOR SUBMISSION OF A CORRECTIVE ACTION PLAN AND FEASIBILITY STUDY MADE MARCH 31, 2010

Review Conclusions T0610700012

- Groundwater levels at the site have fallen since 1985 when depth to water was approximately 3.5 feet bgs, As of March 2010 depth to water was approximately 29 feet bgs.
- During the 2007 DPE pilot test an estimated 250 lbs of petroleum hydrocarbons were extracted from the subsurface in 3 days of operation. Additionally, TPHg was detected in ground water at up to 110,000 ppb and Benzene was present at up to 20,000ppm. Both high detections were in well MW-4. High concentrations of petroleum hydrocarbons were also present in soil vapor. It appears significant source mass remains in the subsurface.
- As of March 2010 no gasoline constituents were present in MW-1 the only monitoring well left with water in it.
- The Stathmore PUD has stated that it is the district's policy to deny discharge permits for groundwater remediation projects due to logistical problems with respect to disposal of treated groundwater
- *Discussion: 1) Rapidly falling groundwater levels make continued groundwater monitoring difficult unless deeper wells are installed. 2) Significant source mass appears to remain in the soil at the site. 3) any remedial alternative would be unable to discharge treated effluent to the local sanitary sewer.*

CALTRANS LEMON COVE (T0610700028)
 33685 ROAD 248, LEMON COVE, CA 93244



Case Age: 23 years
 Primary COC: Gasoline
 RP Identified by Regulator: Department of Transport (District 6)
 Current Land Use: CALTRANS maintenance yard

OPEN - REMEDIATION

CLEANUP OVERSIGHT AGENCIES

TULARE COUNTY LOP (LEAD) - CASE #: 474

CASEWORKER: JOHN HONNETTE - SUPERVISOR: NONE SPECIFIED

CENTRAL VALLEY RWQCB (REGION 5F) - CASE #: 5T54000027

CASEWORKER: JOHN WHITING - SUPERVISOR: John Noonan

Possible Reasons Why This Case Is So Old

- Site has significant contamination with source mass remaining in the subsurface.
- Onsite domestic well has been impacted by release
- Government Entity, funding appears to have contributed to lapses and delays in site activity
- Approved remedial action has been delayed 6 years by funding issues.



NOTE: Data queried from GeoTracker and reviewed in September 2010

Activities Conducted to Date Based on GeoTracker Info (T0610700028)

Assessment last 5 years

- Groundwater monitoring resumed in 2007, site is currently sampled annually

Remediation last 5 years

- NONE DOCUMENTED

Assessment older than 5 years

- 14 groundwater monitoring wells installed 1991, and monitored periodically from 1991 to 1997, and again 1999-2003 when sampling was discontinued after the injection of oxygen releasing compound

Remediation older than 5 years

- 3 USTs, piping and dispensers removed in 1987
- 4 groundwater extraction wells installed 1994
- in June of 2003, 900 pounds oxygen releasing compound were injected into 15 borings at the site

IMPEDIMENTS TO CLOSURE (T0610700028)

as reported by regulatory agency

SITE ASSESSMENT INCOMPLETE

- Potential Risks, Threats, And Other Environmental Concerns Have Not Been Adequately Identified And Assessed - *Soil vapor migration study will be required for this site.*
- Sensitive Receptor Survey Has Not Been Completed - *Survey has not been completed to date.*

WELL IMPACTS

- Domestic Wells Impacted - *Onsite domestic well was sampled 12/20/2007 with 71 ug/l TPHD and again 8/12/2008 with 79 ug/l TPHG. On 12/08/2009 all analytes were ND. Sampling of domestic well was in conjunction with routine quarterly groundwater monitoring and sampling events. Domestic well is located approximately 120 feet southeast of previously existing USTs and dispensing area.*

BENEFITS OF ADDITIONAL WORK

- Fill-in RI Data Gaps - *Additional work needed to fill in data gaps.*
- Remove / Reduce Source Mass - *Soil excavation and pump and treat remedial activities have been approved for this facility.*
- Protect Designated Beneficial Uses - *Pending additional remedial actions.*
- Restore Beneficial Uses - *Pending additional remedial actions.* Protect Existing Water Supply Wells - *Onsite domestic well was sampled 12/20/2007 with 71 ug/l TPHD and again 8/12/2008 with 79 ug/l TPHG. On 12/08/2009 all analytes were ND. Additional remedial action needed to restore water supply well.*

SENSITIVE RECEPTORS LIKELY TO BE IMPACTED AND TIME FRAME FOR IMPACT

- Domestic Wells Already Impacted Onsite domestic well was sampled 12/20/2007 with 71 ug/l TPHD and again 8/12/2008 with 79 ug/l TPHG.
- Groundwater Already Impacted Onsite domestic well was sampled 12/20/2007 with 71 ug/l TPHD and again 8/12/2008 with 79 ug/l TPHG.

Review Conclusions T0610700028

- An on-site domestic well has historically been impacted by this release.
- As of December 2009 TPHg was still present in monitoring wells at up to 49,000 µg/L, BTEX was also present at up to 2,700 µg/L, 4,200 µg/L, 3,900 µg/L, and 11,100 µg/L respectively. However, no contaminants were detected in the onsite domestic well.
- Significant source mass appears to remain in the subsurface at the site
- Correspondence and reports uploaded to GeoTracker indicate that budget and funding issues delay site activities, preventing a more robust approach to site cleanup.
 - The 3rd quarter 2009 Annual Monitoring Event was not conducted on time, and sampling was finally performed in December 2009 with the report submitted in February 2010.
 - A Remedial Action Workplan involving excavation and removal of impacted soil was submitted to the agency in 2004, and approved, but has not been implemented due to funding restrictions.
- Correspondence indicate that funding for the 2004 RAW was to be decided upon in March 2010, no documents have been submitted since that time.
- *Discussion: This is a Government Entity site with significant contamination and funding issues. The time frame for site remediation is unclear, and natural attenuation has not reduced contaminants to acceptable levels in 19 years of monitoring. It appears that remediation will be needed to achieve WQOs in an acceptable time frame.*

KURZ TRUCKING (T0610700052)

23139 AVE 196, STRATHMORE, CA 93267



Case Age: 24 years
Primary COC: Gasoline
RP Identified by Regulator: ROBERT L. KURTZ
– UNCLAIMED IN GEOTRACKER
Current Land Use: Trucking Company / Large Truck Storage and Maintenance

Possible Reasons Why This Case Is So Old

- Non-Compliance letter was mailed to RP on April 21, 2010 for not responding to a letter mailed by the regulator on October 28, 1997 naming the property owner as the RP for the unauthorized release. A 13 year gap between documented regulatory actions in GeoTracker.
- The April 21st letter set June 30, 2010 as the deadline for submittal of a work plan for site assessment. To date, no workplan has been submitted to GeoTracker (site is unclaimed)
- No site history is available, and no documents or data have been uploaded by the RP. No conclusions can be made about conditions in the subsurface at this time.

OPEN - SITE ASSESSMENT

CLEANUP OVERSIGHT AGENCIES

TULARE COUNTY LOP (LEAD) - CASE #: 402

CASEWORKER: [JESUS E. GAONA](#) - SUPERVISOR: NONE SPECIFIED

CENTRAL VALLEY RWQCB (REGION 5F) - CASE #: 5T54000051

CASEWORKER: [JOHN WHITING](#) - SUPERVISOR: John Noonan



NOTE: Data queried from GeoTracker and reviewed in September 2010

Activities Conducted to Date Based on GeoTracker Info (T0610700052)

Assessment last 5 years

- NONE DOCUMENTED

Remediation last 5 years

- NONE DOCUMENTED

Assessment older than 5 years

- NONE DOCUMENTED, however, undated test results are presented in the closure review section of GeoTracker, indicating that sampling was performed, possibly at the time of UST removal

Remediation older than 5 years

- NONE DOCUMENTED

IMPEDIMENTS TO CLOSURE (T0610700052)

as reported by regulatory agency

SITE ASSESSMENT INCOMPLETE

- Incomplete Conceptual Site Model (CSM) - *CSM incomplete*
- Pollutant Sources Have Not Been Adequately Identified or Evaluated - *NOT ASSESSED*
- Extent of Contamination Has Not Been Determined - *NOT ASSESSED*
- Potential Risks, Threats, And Other Environmental Concerns Have Not Been Adequately Identified And Assessed - *NO ASSESSMENT*
- Sensitive Receptor Survey Has Not Been Completed - *SURVEY NOT COMPLETED*

BENEFITS OF ADDITIONAL WORK

- Complete CSM and Our Understanding of Hydrogeologic Regime and Fate and Transport of Contaminants - *COMPLETE CSM*

SENSITIVE RECEPTORS LIKELY TO BE IMPACTED AND TIME FRAME FOR IMPACT

- Groundwater Already Impacted TPHg=32,000 ppb Benzene=2,600 ppb

Review Conclusions T0610700052

- No assessment or remediation has been documented for this site.
- Undated test results in the closure review section of GeoTracker show TPHg and Benzene at 32,000 ppb and 2,600 ppb respectively.
- In April 2010 a notice of non-compliance was sent to the RP after 13 years of inactivity. The RP did not respond in the time allotted.
- No conclusions about conditions present in the subsurface at this site can be made at this time.
- A public water well is located approximately 1 block north of the site, on the north side of the water treatment facility. It is unknown if the well has been impacted by this release
- *Discussion: 1) Site has aged 24 years with no documented activity. 2) 13 years seemed to pass between regulatory correspondence. 3) Possibly consider referring site to RWQCB or DA for enforcement or to EAR for funding?*

SANDERS MARKET (T0610700075)

27548 RD 148, VISALIA, CA 93277



Case Age: 23 years
Primary COC: Gasoline
RP Identified by Regulator: TOM SANDERS –
UNCLAIMED IN GEOTRACKER
Current Land Use: Residential / Commercial

OPEN - SITE ASSESSMENT

CLEANUP OVERSIGHT AGENCIES

TULARE COUNTY LOP (LEAD) - CASE #: 482

CASEWORKER: [JESUS E. GAONA](#) - SUPERVISOR: NONE SPECIFIED

CENTRAL VALLEY RWQCB (REGION 5F) - CASE #: 5T54000074

CASEWORKER: [JOHN WHITING](#) - SUPERVISOR: John Noonan

Possible Reasons Why This Case Is So Old

- The only document uploaded to GeoTracker is a Non-Compliance letter dated April 21, 2010 for not responding to a directive letter dated 2005. The non-compliance letter set June 30, 2010 as the a deadline for the submittal of a work plan. The work plan does not appear to have been submitted at this time (site is unclaimed).
- No conclusions about the conditions present in the subsurface can be made at this time .



NOTE: Data queried from GeoTracker and reviewed in September 2010

Activities Conducted to Date Based on GeoTracker Info (T0610700075)

Assessment last 5 years

- NONE DOCUMENTED

Remediation last 5 years

- NONE DOCUMENTED

Assessment older than 5 years

- Soil borings are reported to have conducted, however, no documentation for this event has been uploaded

Remediation older than 5 years

- NONE DOCUMENTED

IMPEDIMENTS TO CLOSURE (T0610700075)

as reported by regulatory agency

SITE ASSESSMENT INCOMPLETE

- Incomplete Conceptual Site Model (CSM) - *CSM not completed*
- Extent of Contamination Has Not Been Determined - *The extent of the contamination has not been determined.*
- Potential Risks, Threats, And Other Environmental Concerns Have Not Been Adequately Identified And Assessed - *Assessment has not been completed.*
- Sensitive Receptor Survey Has Not Been Completed - *Sensitive receptor survey has not been completed.*

PROCEDURAL IMPEDIMENTS

- Non-Responsive and / or Recalcitrant Responsible Party - *The RP has been non-compliant with agency directives. Notice sent April 21, 2010.*

BENEFITS OF ADDITIONAL WORK

- Complete CSM and Our Understanding of Hydrogeologic Regime and Fate and Transport of Contaminants - *Not completed.*
- Remove / Reduce Source Mass - *Remedial activities to be determined upon completion of the preliminary site assessment and development of a CAP.*

SENSITIVE RECEPTORS LIKELY TO BE IMPACTED AND TIME FRAME FOR IMPACT

- Groundwater Undetermined Soil borings were developed during initial site assessment. Groundwater historically was present within the soil boring interval. However, no groundwater samples were collected to date.

Review Conclusions T0610700075

- No analytical data is present in GeoTracker
- Site remains unclaimed
- RP is currently non-compliant with agency directives
- GeoTracker shows 2 untreated active public water wells approximately 250 feet Southeast of the site
- 5 years appear to have passed between recently sent non-compliance letter and the last agency directive that was sent
- *Discussion: Site remains inactive, and the threat presented to human health and the environment is unknown.*

VILLAGE MARKET (T0610700099)
20984 AVE 152, PORTERVILLE, CA 93257



Case Age: 22 years
Primary COC: Gasoline
RP Identified by Regulator: Village Market –
UNCLAIMED IN GEOTRACKER
Current Land Use: Residential

OPEN - SITE ASSESSMENT

CLEANUP OVERSIGHT AGENCIES
TULARE COUNTY LOP (LEAD) - CASE #: 493
CASEWORKER: [DONALD R. PAPPENHAUSEN](#) - SUPERVISOR: NONE SPECIFIED
CENTRAL VALLEY RWQCB (REGION 5F) - CASE #: 5T54000098
CASEWORKER: [JOHN WHITING](#) - SUPERVISOR: John Noonan

Possible Reasons Why This Case Is So Old

- Site is not properly located in GeoTracker
- Site remains unclaimed in GeoTracker
- No Data or documents for this case have been uploaded by the RP to GeoTracker
- Regulator has uploaded a Notice of Responsibility, and a request for a Preliminary Site Assessment. The RP does not appear to have responded to either document.
- No conclusions regarding conditions present in the subsurface can be made with the data in GeoTracker



NOTE: Data queried from GeoTracker and reviewed in September 2010

**Activities Conducted to Date Based on GeoTracker Info
(T0610700099)**

<p><u>Assessment last 5 years</u></p> <ul style="list-style-type: none">• NONE DOCUMENTED	<p><u>Remediation last 5 years</u></p> <ul style="list-style-type: none">• NONE DOCUMENTED
<p><u>Assessment older than 5 years</u></p> <ul style="list-style-type: none">• Undocumented sampling event referred to in uploaded Request for Preliminary Site Assessment, date and results are unknown.	<p><u>Remediation older than 5 years</u></p> <ul style="list-style-type: none">• NONE DOCUMENTED

IMPEDIMENTS TO CLOSURE (T0610700099)

as reported by regulatory agency

SITE ASSESSMENT INCOMPLETE

- Incomplete Conceptual Site Model (CSM) - *No data collected to develop CSM*
- Extent of Contamination Has Not Been Determined - *Preliminary Site Assess has not been conducted.*
- Potential Risks, Threats, And Other Environmental Concerns Have Not Been Adequately Identified And Assessed - *Not assessed to date.*

PROCEDURAL IMPEDIMENTS

- Non-Responsive and / or Recalcitrant Responsible Party - *Additional request for submittal of a Preliminary Site Assessment was prepared 11/03/2009.*

BENEFITS OF ADDITIONAL WORK

- Complete CSM and Our Understanding of Hydrogeologic Regime and Fate and Transport of Contaminants - *No data collected to develop CSM*

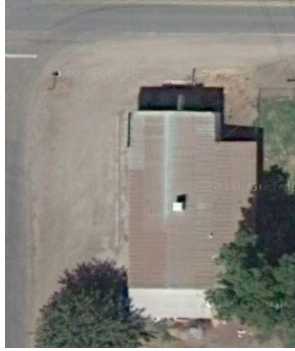
SENSITIVE RECEPTORS LIKELY TO BE IMPACTED AND TIME FRAME FOR IMPACT

- Groundwater Undetermined Preliminary Site Assess has not been conducted.

Review Conclusions T0610700099

- GeoTracker documents three requests for Preliminary Site Assessment being made to the RP.
- The site remains unclaimed, and RP has not responded to Agency directives.
- No Reports or Data have been uploaded for this case
- No conclusions regarding conditions present in the subsurface at this site can be made with the information in GeoTracker
- *Discussion: Regulator could make an additional attempt to allow RP to come into compliance, should RP remain recalcitrant, the regulator could consider referring the case to the RWQCB or DA for enforcement, or enrolling it in the EAR program for remediation?*

WESTSIDE GROCERY (T0610700127)
16553 AVE 168, WOODVILLE, CA 93258



Case Age: 22 years
Primary COC: Gasoline
RP Identified by Regulator: Musleh Nagi –
UNCLAIMED IN GEOTRACKER
Current Land Use: Vacant Store

OPEN - SITE ASSESSMENT

CLEANUP OVERSIGHT AGENCIES
TULARE COUNTY LOP (LEAD) - CASE #: 524
CASEWORKER: [JESSICA GOCKE](#) - SUPERVISOR: NONE SPECIFIED
CENTRAL VALLEY RWQCB (REGION 5F) - CASE #: 5T54000127
CASEWORKER: [JOHN WHITING](#) - SUPERVISOR: John Noonan

Possible Reasons Why This Case Is So Old

- Site remains unclaimed in GeoTracker
- RP has not submitted groundwater monitoring reports since 1999, or responded to an Agency directive dated October 6, 2004 requesting that they proceed with an approved work plan. A Notice of Violation was issued for this site on 3/24/2010
- Agency has reviewed file and is attempting to restart activity at this site.



NOTE: Data queried from GeoTracker and reviewed in September 2010

**Activities Conducted to Date Based on GeoTracker Info
(T0610700127)**

Assessment last 5 years

- NONE DOCUMENTED

Remediation last 5 years

- NONE DOCUMENTED

Assessment older than 5 years

- Case notes indicate that groundwater was sampled between 1995 and 1999, however, there are no documents or data present in GeoTracker from these events.

Remediation older than 5 years

- NONE DOCUMENTED

IMPEDIMENTS TO CLOSURE (T0610700127)

as reported by regulatory agency

SITE ASSESSMENT INCOMPLETE

- Extent of Contamination Has Not Been Determined - *RP has not completed approved Continued Site Assessment Work, Health and Safety Plan dated January 29, 1999.*
- Potential Risks, Threats, And Other Environmental Concerns Have Not Been Adequately Identified And Assessed - *Not complete*
- Sensitive Receptor Survey Has Not Been Completed - *Not complete*

BENEFITS OF ADDITIONAL WORK

- Fill-in RI Data Gaps - *Not complete*
- Verify Remedial Action Effectiveness - *No work done*
- Remove / Reduce Source Mass - *No work done*

SENSITIVE RECEPTORS LIKELY TO BE IMPACTED AND TIME FRAME FOR IMPACT

- Groundwater Undetermined Samples taken, results not submitted 1999.

NOTES / COMMENTS

- Copy of file given to caseworker 01/04/10 to generate correspondence and reactivate case file. drp

Review Conclusions T0610700127

- Site is not located in correct town on GeoTracker Map
- No data or documents have been uploaded to GeoTracker by the RP. Site remains unclaimed
- No conclusions about conditions present in the subsurface at this site can be made with the data available in GeoTracker
- Notes indicate that the file was reviewed in January 2010, but no details are provided
- Notice of Violation issued in March 2010, RP has not responded.
- 2010 Notice of Violation indicates that groundwater monitoring was conducted at the site between 1995 and 1999. No work has been submitted to the agency since 1999
- *Discussion: Regulator could consider referral to DA or RWQCB for enforcement or oversight, or enrollment in EAR account?*

R. L. FRAKES (T0610700138)
620 CENTER E, VISALIA, CA 93291



Case Age: 22 years
 Primary COC: Gasoline
 RP Identified by Regulator: Square 2 Properties, LLC. – **UNCLAIMED IN GEOTRACKER**
 Current Land Use: Auto Body Shop

OPEN - SITE ASSESSMENT

CLEANUP OVERSIGHT AGENCIES
 TULARE COUNTY LOP (**LEAD**) - CASE #: 532
 CASEWORKER: **ROSS COLLINS** - SUPERVISOR: NONE SPECIFIED
 CENTRAL VALLEY RWQCB (REGION 5F) - CASE #: 5T54000138
 CASEWORKER: **JOHN WHITING** SUPERVISOR: John Noonan

Possible Reasons Why This Case Is So Old

- Site remains unclaimed by RP.
- Site is incorrectly located on West Center Ave. in GeoTracker
- Current RP disputes its status as RP as contamination occurred before they assumed ownership. The regulator has informed them that they are responsible under section 2720 of Title 23 of the California Code of Regulations.
- Site has been inactive since 1996



NOTE: Data queried from GeoTracker and reviewed in September 2010

Activities Conducted to Date Based on GeoTracker Info (T0610700138)

<p><u>Assessment last 5 years</u></p> <ul style="list-style-type: none"> • NONE DOCUMENTED 	<p><u>Remediation last 5 years</u></p> <ul style="list-style-type: none"> • NONE DOCUMENTED
<p><u>Assessment older than 5 years</u></p> <ul style="list-style-type: none"> • Groundwater sampled in July 1996 	<p><u>Remediation older than 5 years</u></p> <ul style="list-style-type: none"> • NONE DOCUMENTED

IMPEDIMENTS TO CLOSURE (T0610700138)

as reported by regulatory agency

SITE ASSESSMENT INCOMPLETE

- Pollutant Sources Have Not Been Adequately Identified or Evaluated - *Preliminary Site Assessment has not been performed to date.*
- Extent of Contamination Has Not Been Determined - *Insufficient data to determine extent of contamination*
- Potential Risks, Threats, And Other Environmental Concerns Have Not Been Adequately Identified And Assessed - *Assessment not completed*
- Sensitive Receptor Survey Has Not Been Completed - *Survey not completed*

PROCEDURAL IMPEDIMENTS

- Non-Responsive and / or Recalcitrant Responsible Party - *Last staff letter to RP mailed December 21, 2009. No response to date.*

BENEFITS OF ADDITIONAL WORK

- Fill-in RI Data Gaps - *Additional information needed to fill in data gaps on contamination limits and to determine future need for remediation*

SENSITIVE RECEPTORS LIKELY TO BE IMPACTED AND TIME FRAME FOR IMPACT

- Groundwater Already Impacted Ground water analysis MW-1 15 Jul 96, Benzene 1,100 ug/l, Toluene 1,700 ug/l, Total Xylenes 2,200 ug/l, MTBE 760 ug/l and Gasoline Range Organics 14,000 ug/l.

Review Conclusions T0610700138

- July 1996 sampling event revealed significant groundwater contamination with GRO and Benzene, Toluene, and Xylenes detected at up to 14,000 µg/L, 1,100 µg/L, 1,700 µg/L, and 2,200 µg/L respectively.
- No work appears to have been performed at the site since 1996. The current RP disputes their status as responsible party, and has not responded to agency directives to resume site assessment and remediation.
- The only documents uploaded to GeoTracker relate to the dispute over RP status, no technical documents or analytical data beyond maximum concentrations for the 1996 sampling event are present.
- No conclusions about conditions in the subsurface can be made on the data available in GeoTracker
- *Discussion: If no RP can be found for this site, could Regulator apply for EAR status?*

ED'S CARS & TIRES (T0610700168)
 19543 ORANGE BELT DR., STRATHMORE, CA 93267



Case Age: 21 years
Primary COC: Gasoline
RP Identified by Regulator: Doyle Hayes –
UNCLAIMED IN GEOTRACKER
Current Land Use: Auto Shop

OPEN - SITE ASSESSMENT

CLEANUP OVERSIGHT AGENCIES
 TULARE COUNTY LOP (*LEAD*) - CASE #: 565
 CASEWORKER: *JESUS E. GAONA* - SUPERVISOR: NONE SPECIFIED
 CENTRAL VALLEY RWQCB (REGION 5F) - CASE #: 5T54000168
 CASEWORKER: *JOHN WHITING* - SUPERVISOR: *John Noonan*

Possible Reasons Why This Case Is So Old

- RP claimed financial hardship in 1991
- Site has changed owners several times since release. February 2010 Notice of Responsibility names Enrique Gomez as current RP. GeoTracker has not yet been updated to reflect this.
- No data or documents have been uploaded to GeoTracker for this site with the exception of the Feb. 2010 Notice of Responsibility.
- The last document submitted by the RP appears to be a work plan which was submitted in Jan. 1991, and approved the same month, but never implemented.



NOTE: Data queried from GeoTracker and reviewed in September 2010

**Activities Conducted to Date Based on GeoTracker Info
 (T0610700168)**

Assessment last 5 years

- NONE DOCUMENTED

Remediation last 5 years

- NONE DOCUMENTED

Assessment older than 5 years

- NONE DOCUMENTED

Remediation older than 5 years

- NONE DOCUMENTED

IMPEDIMENTS TO CLOSURE (T0610700168)

as reported by regulatory agency

SITE ASSESSMENT INCOMPLETE

- Pollutant Sources Have Not Been Adequately Identified or Evaluated - *Work, Health and Safety Plan dated 01/15/1992 was reviewed and approved by Tulare County LOP caseworker 01/23/1992. Plan has not been implemented to date.*
- Extent of Contamination Has Not Been Determined - *Preliminary site assessment has not been completed*
- Potential Risks, Threats, And Other Environmental Concerns Have Not Been Adequately Identified And Assessed - *Not completed.*
- Sensitive Receptor Survey Has Not Been Completed - *Survey not completed to date*

PROCEDURAL IMPEDIMENTS

- RP Says They Do Not Have Adequate Funds to Initiate or Continue Work at the Site - *Per letter received from RP 02/26/1991*

Other Impediments

- Property transferred ownership to Enrique Gomez, 03/15/2005. Mailing address listed in MetroScan is 614 E. Honolulu, Lindsay, CA 93267. Notice of Responsibility letter to Mr. Gomez listing him as an additional RP pending.

BENEFITS OF ADDITIONAL WORK

- Fill-in RI Data Gaps - *Work, Health and Safety Plan dated 01/15/1992 was reviewed and approved by Tulare County LOP caseworker 01/23/1992. Plan has not been implemented to date.*

SENSITIVE RECEPTORS LIKELY TO BE IMPACTED AND TIME FRAME FOR IMPACT

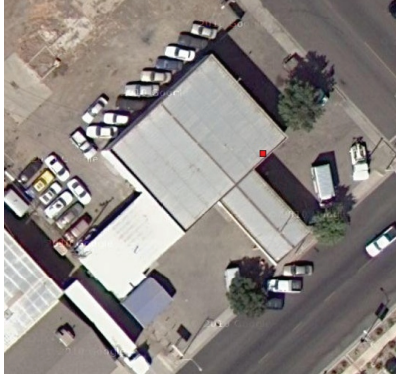
- Groundwater Undetermined Groundwater wells have not been developed at this site.

Review Conclusions T0610700168

- RP Claimed financial hardship in 1991 as the reason for not implementing the approved 1991 work plan for this site. No work has been conducted since, although, the property appears to have changed hands several times since then.
- With no data or reports present in GeoTracker, no conclusions regarding conditions present in the subsurface at this site can be made.
- Two public water wells are located within 1 block of this site. Both are listed as inactive in GeoTracker.
- *Discussion: Dispute over Responsible party status has delayed site assessment. Regulator could consider referral to DA or RWQCB for enforcement action, or enrolling the site in the EAR program for funding?*

RAGER TIRE & AUTO (T0610700281)

401 TULARE W, DINUBA, CA 93618



Case Age: 19 years
Primary COC: Gasoline
RP Identified by Regulator: FRED A. BATKIN
III & SUSAN BRAMSON
Current Land Use: Moving Truck Rental

OPEN - REMEDIATION

CLEANUP OVERSIGHT AGENCIES

TULARE COUNTY LOP (LEAD) - CASE #: 632

CASEWORKER: DANIEL GUERRA - SUPERVISOR: NONE SPECIFIED

CENTRAL VALLEY RWQCB (REGION 5F) - CASE #: 5T54000292

CASEWORKER: JOHN WHITING - SUPERVISOR: John Noonan

Possible Reasons Why This Case Is So Old

- Free product present in MW-1 as recently as 2007
- No reports or data have been uploaded to GeoTracker by the RP for this case, however, the case file indicates that quarterly groundwater monitoring was conducted up until 2007
- An SVE pilot test was conducted at the site, however, the date of the test, and the results are not documented in GeoTracker.
- The Regulator approved a pilot scale vapor extraction and air sparge test in 2007.



NOTE: Data queried from GeoTracker and reviewed in September 2010

Activities Conducted to Date Based on GeoTracker Info (T0610700281)

Assessment last 5 years

- Groundwater monitoring conducted until 2007, no reports submitted to GeoTracker.

Remediation last 5 years

- NONE DOCUMENTED

Assessment older than 5 years

- To date the RP has advanced 8 monitoring wells, and has conducted groundwater monitoring at the site. However, no documents have been submitted to GeoTracker

Remediation older than 5 years

- Four USTs removed from the site in 1991
- SVE pilot test performed, date of testing is undocumented in GeoTracker

IMPEDIMENTS TO CLOSURE (T0610700281)

as reported by regulatory agency

SITE ASSESSMENT INCOMPLETE

- Incomplete Conceptual Site Model (CSM) - *Plume appears to have spread S/W of former UST.*
- Potential Risks, Threats, And Other Environmental Concerns Have Not Been Adequately Identified And Assessed - *MW's 1,2,3&5 have detectable levels of contaminants. MW's 4,6,7&8 Have N/D's Consultant to implement 11/12/02 CAP ASAP.*

BENEFITS OF ADDITIONAL WORK

- Remove / Reduce Source Mass - *Free product in MW-1 from 2003 to 2007*

SENSITIVE RECEPTORS LIKELY TO BE IMPACTED AND TIME FRAME FOR IMPACT

- Groundwater Already Impacted MW's 1,2,3&5 have detectable levels of contaminants

Review Conclusions T0610700281

- No work has been performed at the site since 2007. No reason for this delay is given.
- As of 2007 free product was still present in the subsurface indicating that this site is a potential threat to human health and the environment.
- To date the RP has not uploaded a single document, or any data to GeoTracker.
- On April 21, 2010, the regulator issued a staff letter requesting a resumption of groundwater monitoring, the submission of reports, and the initiation of remedial efforts. The regulator set June 22, 2010 as the deadline for these tasks. To date the RP has not complied.
- *Discussion: With no data present in GeoTracker no conclusions about conditions present in the subsurface can be made at this time. Should RP remain recalcitrant, the regulator could consider referring the case to the DA or RWQCB for enforcement and oversight?*

EYSTER PROPERTY (T0610700256)
1008 JAYE ST., PORTERVILLE, CA 93257



Case Age: 18 years
Primary COC: KEROSENE
RP Identified by Regulator: CAROL I. EYSTER & GAIL D. LOWE – UNCLAIMED IN GEOTRACKER
Current Land Use: VACANT LOT

OPEN - SITE ASSESSMENT

CLEANUP OVERSIGHT AGENCIES
TULARE COUNTY LOP (LEAD) - CASE #: 645
CASEWORKER: [JESUS E. GAONA](#) - SUPERVISOR: NONE SPECIFIED
CENTRAL VALLEY RWQCB (REGION 5F) - CASE #: 5T54000259
CASEWORKER: [JOHN WHITING](#) - SUPERVISOR: John Noonan



Possible Reasons Why This Case Is So Old

- RP is recalcitrant, and has performed no groundwater sampling to date.
- Regulator has most recently mailed a notice of violation to the RP on April 15, 2010. RP does not appear to have responded by the June 30, 2010 deadline established in the letter.

NOTE: Data queried from GeoTracker and reviewed in September 2010

Activities Conducted to Date Based on GeoTracker Info (T0610700256)

<p><u>Assessment last 5 years</u></p> <ul style="list-style-type: none">• NONE CONDUCTED	<p><u>Remediation last 5 years</u></p> <ul style="list-style-type: none">• NONE CONDUCTED
<p><u>Assessment older than 5 years</u></p> <ul style="list-style-type: none">• NONE CONDUCTED	<p><u>Remediation older than 5 years</u></p> <ul style="list-style-type: none">• NONE DOCUMENTED

IMPEDIMENTS TO CLOSURE (T0610700256)

as reported by regulatory agency

SITE ASSESSMENT INCOMPLETE

- Incomplete Conceptual Site Model (CSM) - *CSM not completed* Extent of Contamination Has Not Been Determined - *Preliminary site assessment has not been completed.*
- Potential Risks, Threats, And Other Environmental Concerns Have Not Been Adequately Identified And Assessed - *Assessment has not been completed*
- Sensitive Receptor Survey Has Not Been Completed - *Not completed.*

PROCEDURAL IMPEDIMENTS

- Non-Responsive and / or Recalcitrant Responsible Party - *Non-submittal of Preliminary Site Assessment sent to RP April 15, 2010.*

BENEFITS OF ADDITIONAL WORK

- Complete CSM and Our Understanding of Hydrogeologic Regime and Fate and Transport of Contaminants - *Preliminary site assessment has not been completed.*

SENSITIVE RECEPTORS LIKELY TO BE IMPACTED AND TIME FRAME FOR IMPACT

- Groundwater Undetermined Preliminary site assessment has not been completed. No groundwater sampling to date.

Review Conclusions T0610700256

- No groundwater sampling has been conducted to date.
- RP is described as recalcitrant.
- GeoTracker shows that historical enforcement actions were conducted in 1993, and a Notice of Violation was mailed in April 2010. The RP does not appear to have responded to either action
- No conclusions can be made about conditions present in the subsurface at this site with the information available in GeoTracker
- *Discussion: Regulator could consider site for referral to the DA or RWQCB for enforcement and/or oversight? If RP is still recalcitrant, the regulator could consider the site for enrollment in the EAR program?*