



Petroleum Brownfields Management Tools

Jim Glass

- Oregon - Department of Environmental Quality
 - glass.jim@deq.state.or.us
 - (503)-378-8240 ext. 249



Petroleum Brownfields Management Tools

Oregon Brownfields Inventory

OR-DEQ Has Developed a List of Brownfield Properties!

- ❖ Included on that list are properties where State or Federal funds have been or are proposed to be expended for investigations or cleanups of sites with reuse limitations due to environmental impacts.
- ❖ OR-DEQ does not (at this time) keep a formal list of “potential” Brownfield Sites.



Petroleum Brownfields Management Tools

Networking is the Key!

- ❖ **Governors Economic Revitalization Team**
- ❖ **OR-Economic & Community Development Department**
- ❖ **Oregon Department of Transportation**
- ❖ **Counties**
- ❖ **Cities**
- ❖ **Banks**
- ❖ **Redevelopment Companies**
- ❖ **Non-Profits**
- ❖ **Other State & Federal Agencies**



Petroleum Brownfields Management Tools

What Are Our Goals?

The Obvious Goals...

No Further Action letter & redevelopment of the site!

The Typical End Point...

- ❖ **“Conditional”** No Further Action letter
- ❖ May include redevelopment or just improved marketability of the site



Petroleum Brownfields Management Tools

Many Reuse Scenarios Need to Move Forward Quickly

Here are a few tools to help make that happen:

- ❖ **Prospective Purchaser Agreement (PPA)**
- ❖ **Approval of a Corrective Action Plan**
- ❖ **Preliminary Compliance Letter**
- ❖ **Ready for Reuse Determination**
- ❖ **Project Ready Certification**
- ❖ **Shovel Ready Property**
- ❖ **“Comfort” Letter**



Abandoned Tanks – Meeting the Challenge with Action

An Inventory of Potential Brownfields Sites?

January 2000

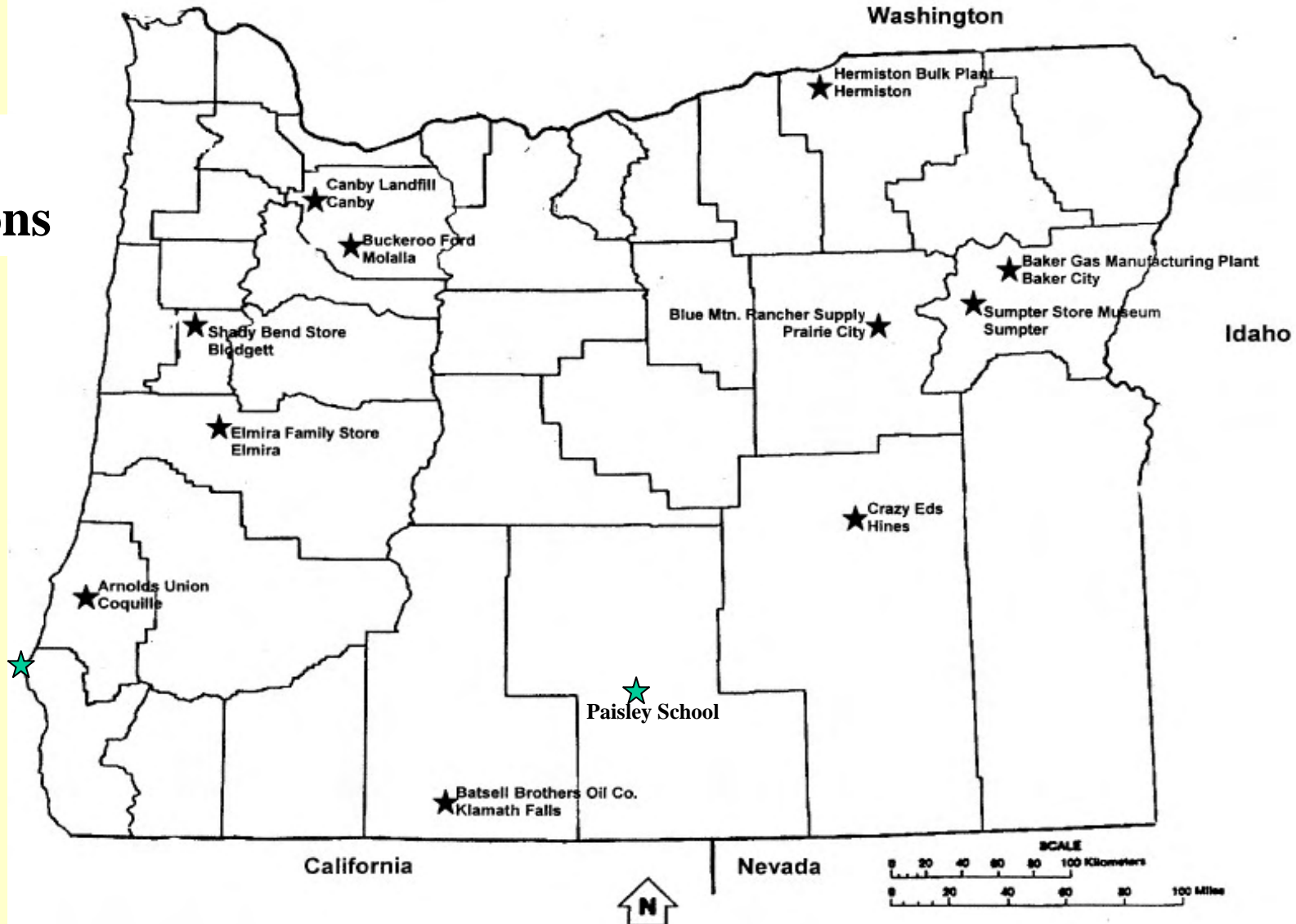
- 350 facility owner/operators had not permanently decommissioned or upgraded their UST systems,
- Statewide prioritization based on:
 - Number, Use & Age of Tanks
 - Depth to Groundwater
 - Location in or near Vulnerable Areas
- Currently about 300 facilities have been brought into compliance or have been pumped out & assessed



Oregon Rural &/or Economically Distressed Site Assessment Initiative

Site Locations

Port of Port Orford





Oregon Rural &/or Economically Distressed Site Assessment Initiative

Petroleum Only Sites

Total of \$200,000 - 9 Sites Ranging from ~\$5,000 to ~45,000 each.

- At 4 sites the assessments required the removal of the UST systems.
- 5 sites were assessed through push-probe sampling methods only.



Oregon Rural & Economically Distressed Site Assessment Initiative

Petroleum Site Assessment – Sumpter Store Museum

- Field work completed in October 2003.
- No field observations of soil contamination.
- Because of the proximity to the building and a fiber optic line, USTs were decommissioned in-place after assessment.
- Now an **NFA Site**



Project Manager: Duane Smith
Site Location: Sumpter, Baker County



Oregon Rural &/or Economically Distressed Site Assessment Initiative

Petroleum Site Assessment – Elmira Family Store

- Substantial soil and groundwater contamination
- Nearby drinking water wells not impacted.
- Recently declared a high priority site.
- **Now an Orphan project.**



Project Manager: David Belyea
Site Location: Elmira, Lane County



Oregon Rural &/or Economically Distressed Site Assessment Initiative

Petroleum Site Assessment – Blue Mtn. Ranchers

- Minimal soil contamination found. No GW impacts.
- **Now For Sale.**
- Purchaser must complete the decommissioning of 4 sub-standard USTs and will receive NFA as condition of sale.



Project Manager: Katie Robertson
Site Location: Prairie City, Grant County



Oregon Rural & Economically Distressed Site Assessment Initiative

Petroleum Site Assessment – Shady Bend Store

- Initial Assessment & 3 USTs Pumped Out (Abandoned Tanks)
- 5 USTs Removed to Facilitate Assessment (Brownfields Grant)
- Partnered with Benton County to Remove Hot Spot.
- OR-DEQ Oversight & PCS Disposal Costs (Increase # of LUST Closures Funding)
- **NFA issued 12/8/04**



Project Manager: Jim Glass
Site Location: Blodgett, Benton County



Other Resources for Site Assessments

Site Specific Assessments (SSAs formerly TBAs) thru the Site Assessment Section Cooperative Agreement

- Petroleum sites are no longer excluded from SSA and TBA funding.
- Sites must still meet eligibility criteria.
- 3 SSAs Per Year - Per Region Total (hazardous substance & petroleum)





Other Brownfields Projects



Independence Library Project & former Indy 76 Gas Station



Other Brownfields Projects



Independence Library Project - former A to Z Auto Parts



Other Brownfields Work





Other Brownfields Work

New Independence City Library





Brownfields 2005





Brownfields 2005





Brownfields 2005





Brownfields 2005

END

