

Poway's Brownfields Assessment Grant



Presented on
behalf of:



October 18, 2007

Presented by:

SCS ENGINEERS

What Is A Brownfield?

- *A Brownfield is Defined by the EPA as:*

“Real Property, the Expansion, Redevelopment, or Reuse of Which May Be Complicated by the Presence or Potential Presence of a Hazardous Substance, Pollutant, or Contaminant.”



Poway Road Revitalization Challenges

- Decades of Historical Land Uses of Concern (Land Uses Where Hazardous Materials/Wastes/Petroleum Products Used/Stored/Generated and Potential Release)
 - Gas Stations
 - Automotive Repair/Sales Facilities/Tire Shops
 - Dry Cleaners
 - Former agricultural fields and facilities
- Numerous Known Releases of Petroleum Products



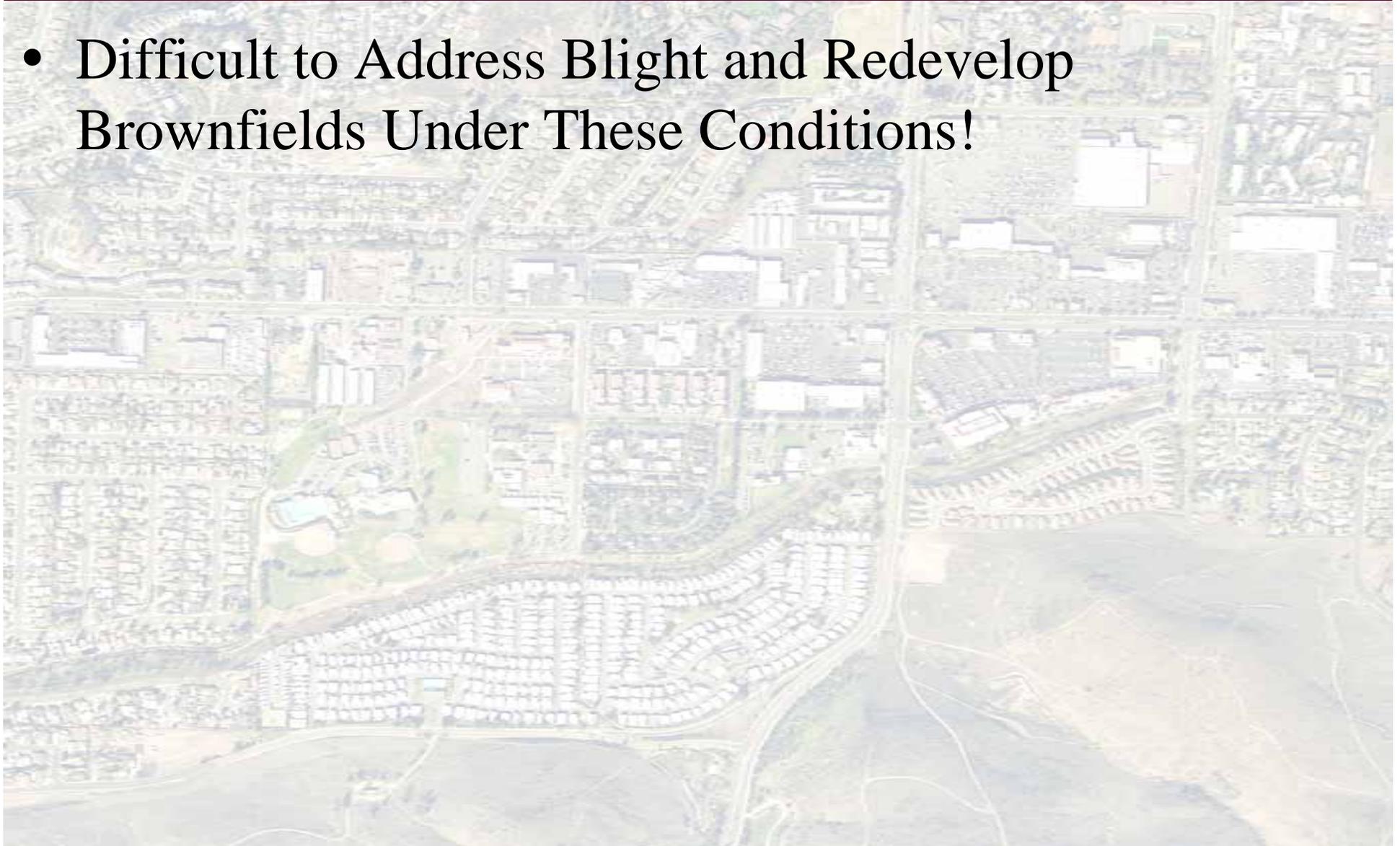
Poway Road Revitalization Challenges

- Incompatible Land Uses
(Example: Gas Station Next to Apartments and Single Family Residences)
- Extremely Shallow Water Table (Groundwater \approx 3 – 19 Feet Below Grade) So Easy for Releases to Migrate
- Redevelopment Projects Faced Uncertainty, Increased Costs, and Unanticipated Schedule Delays



Poway Road Revitalization Challenges

- Difficult to Address Blight and Redevelop Brownfields Under These Conditions!



Excellence in Brownfields—Experience With Redevelopment



SCS ENGINEERS



Poway Proactive!

- Poway Applied for an EPA Brownfields Assessment Grant and Was Awarded \$200,000
- Grant Project Area Included Parcels on Either Side of 2.59 Mile Section of Poway Road Between Oak Knoll Road and Garden Road



EPA Brownfield Grants

- EPA Brownfields Program Began in 1995
- EPA Brownfields Grants For Assessment, Cleanup, and Jobs Training Available for up to \$200,000
- EPA Revolving Loan Fund Grants Up to \$1 million
- In 2008, EPA Anticipates Funding 200 Grants for Total of \$72 million.



Poway's Goals for Grant

- Identify Potential Health Risks To “Sensitive Receptors” Along Poway Road
- Assist and Educate Property Owners and the Community About Brownfields Redevelopment, Cost Effective Remediation, and Funding Sources
- Facilitate Redevelopment of Properties With Releases, Eliminate Blight, and Create Jobs



Grant Activities

- Activities Conducted With Grant Funds Included:
 - Phase I Environmental Site Assessments
 - Health Risk Screening
 - Overall Site Conceptual Model Preparation
 - Generalized Corrective Action Planning
 - Grant Website and Geographic Information System Creation
 - Public Outreach (Identifying Funding Sources)
 - Grant Management (Preparation of Property Profile Spreadsheets, Quarterly Reports, and Final Summary Report)



Findings Of Assessment Grant

- Identified Numerous Facilities Which Use/Store Hazardous Materials or Petroleum Products or Generate Waste - Many with Underground Storage Tanks (USTs)
- Identified Numerous Facilities Which Had Historical Land Uses of Potential Concern
- Identified 11 Open and 10 Closed Releases from Leaking USTs



Findings of Assessment Grant

- Several Locations Where Releases from USTs Have Resulted in Groundwater Plumes



Excellence in Brownfields—Experience With Redevelopment



SCS ENGINEERS



Findings Of Assessment Grant

- Health Risk Assessment Screening Conducted For Eight Facilities with Releases
- Five Facilities Identified as Having Releases Which Have Resulted in Potential Health Risks
- All Facilities are Under the Oversight of a Regulatory Agency (DEH)
- Poway Is Following Up with DEH to Address Potential Health Risks



Grant Website

City of POWAY
SINCE 1980

Poway Brownfields Grant

[Share](#) [Print](#)

In 2003, the City of Poway applied for a \$200,000 Brownfields Assessment Grant from the EPA. The City was awarded the grant in October 2004 and spent three years completing the grant activities. Poway's grant included conducting Phase I Environmental Site Assessments and screening level human health risk assessments, preparing a regional site conceptual model and generalized corrective action plan, creating this website and a geographic information system (GIS) for a 2.59-mile stretch of Poway Road.

All the reports prepared for the Project Area are available for download on the following Project Area Map.

Overall Project Area Report
This report is for the entire project area, and while a link to this report is included in each Subarea information box, it is the same report. This report includes a discussion of the open releases cases within the Project Area, health risk screening, a regional site conceptual model, and a generalized corrective action plan.

Subarea Phase I Reports
Due to the size of the Project Area and the large volume of information that was available, the Project Area was divided into 18 Subareas for Phase I reporting purposes. The following map has information boxes for each project Subarea. Please click on the Project Area Map to view the Subareas and download the Phase I reports.

Project Area Plume Map
This figure is from the Overall Project Area Report (please see report for a more complete picture of the information presented in the figure), and presents the extent of benzene and MTBE associated with the open release cases.

USER AGREEMENT
Please note, this is not an official City of Poway website, but was developed for the City of Poway as part of an EPA Brownfields Assessment Grant and is operated on behalf of the City of Poway by a consultant. Furthermore, this website is currently in testing mode, and may be subject to modifications during this testing mode.

[Click here to agree with the User Agreement and go to the Project Area Map](#)

Last updated: 10/11/2007 9:21:58 AM

Excellence in Brownfields—Experience With Redevelopment



SCS ENGINEERS



Grant Website

City of POWAY
SINCE 1980

Poway Brownfields Grant

Share Print

Map Satellite Hybrid

- [Subarea 1](#)
- [Subarea 2](#)
- [Subarea 3](#)
- [Subarea 4](#)
- [Subarea 5](#)
- [Subarea 6](#)
- [Subarea 7](#)
- [Subarea 8](#)
- [Subarea 9](#)
- [Subarea 10](#)
- [Subarea 11](#)
- [Subarea 12](#)
- [Subarea 13](#)
- [Subarea 14](#)
- [Subarea 15](#)
- [Subarea 16](#)
- [Subarea 17](#)
- [Subarea 18](#)

Excellence in Brownfields—Experience With Redevelopment



SCS ENGINEERS



Grant Website

City of
POWAY
SINCE 1980

Poway Brownfields Grant

Share Print

Map Satellite Hybrid

Subarea 1 Reports State Info Directions

Subarea 1 of the Poway Brownfields Grant Area
APNs 323-190-18, -21, -22, -58, -64, -65, -66, -68, -69, -74, and -75.
14010, 14034, 14100, 14168, 14225, and 14254 Poway Road
Poway, California 92064

- Subarea 1
- Subarea 2
- Subarea 3
- Subarea 4
- Subarea 5
- Subarea 6
- Subarea 7
- Subarea 8
- Subarea 9
- Subarea 10
- Subarea 11
- Subarea 12
- Subarea 13
- Subarea 14
- Subarea 15
- Subarea 16
- Subarea 17
- Subarea 18

Excellence in Brownfields—Experience With Redevelopment



SCS ENGINEERS



Grant Website

City of POWAY SINCE 1980

Poway Brownfields Grant

Share Print

Map Satellite Hybrid

Subarea 1 Reports State Info Directions

Please Right Click hyperlinks and select Save Target As.. and save the reports to your computer for faster viewing.

- [Phase I Report \(Text & Figures\) \[3.2 MB\]](#)
- [Phase I Appendices \[5 MB\]](#)
- [Overall Project Area Report \[3 MB\]](#)
- [Project Area Plume Map \[1 MB\]](#)

Subarea 1
Subarea 2
Subarea 3
Subarea 4
Subarea 5
Subarea 6
Subarea 7
Subarea 8
Subarea 9
Subarea 10
Subarea 11
Subarea 12
Subarea 13
Subarea 14
Subarea 15
Subarea 16
Subarea 17
Subarea 18

Excellence in Brownfields—Experience With Redevelopment



SCS ENGINEERS



Grant Website

City of POWAY SINCE 1980

Poway Brownfields Grant

Share Print

Subarea 9 Reports State Info Directions Map Satellite Hybrid

Geotracker Info
This is a link to the California State Geotracker database for leaking underground storage tank sites.
[Golden State Gasoline Inc. \(Poway\)](#)
[13394 Poway Rd](#)
[Poway, CA 92064-4626](#)

Subarea 1
Subarea 2
Subarea 3
Subarea 4
Subarea 5
Subarea 6
Subarea 7
Subarea 8
Subarea 9
Subarea 10
Subarea 11
Subarea 12
Subarea 13
Subarea 14
Subarea 15
Subarea 16
Subarea 17
Subarea 18

1000 ft

Excellence in Brownfields—Experience With Redevelopment



SCS ENGINEERS



Links to GeoTracker

City of Poway : Poway Brownfields Gr ... Luft Report

http://geotracker.waterboards.ca.gov/reports/luft.asp?global_id=T0607303209&assigned_name=MA1

Google

REPORT

TEXACO 61-250-1016 (POWAY)
13341 POWAY RD
POWAY, CA 920644625
CASE STATUS: OPEN
[SHOW THIS SITE ON MAP](#)
[RETURN TO REPORT MAIN MENU](#)

LOCAL AGENCY (LEAD AGENCY) - CASE #: H05808-001
SAN DIEGO COUNTY LOP - (JS)

REGIONAL BOARD - CASE #: 9UT975
SAN DIEGO RWQCB (REGION 9) - (UNA)
CONTACT: UNASSIGNED - (858) 467-2952
RB RECORD FILE #: WDRG

CHOOSE A REPORT TO VIEW

SITE INFO: <ul style="list-style-type: none">• REGULATORY HISTORY• LOCATIONAL INFORMATION• ANALYTICAL DATA• ELECTRONIC ANALYTICAL DATA• DEPTH TO WATER INFORMATION• RISK MANAGEMENT• LAND USE CONTROLS	ELECTRONIC SUBMITTALS: <ul style="list-style-type: none">• ANALYTICAL DATA• LOCATION DATA• ELEVATION DATA• DEPTH TO WATER DATA• GEO MAP DATA• GEO REPORT / SITE DOCUMENTS• GEO BORE DATA
LEAK INFO: <ul style="list-style-type: none">• DETAILED RELEASE INFORMATION• REMEDICATION ON SITE	CUF REIMBURSEMENT AMOUNT: \$420,369
ADDITIONAL INFO: <ul style="list-style-type: none">• 53 FIELD POINTS FOR THIS SITE• 0 PUBLIC WATER WELL(S) ESTIMATED TO BE NEARBY THIS SITE	

[Geotracker Home](#) | [Site/Facility Finder](#) | [Case Finder](#) | [MTBE/Case Reports](#)

Excellence in Brownfields—Experience With Redevelopment



SCS ENGINEERS



Funding Sources

- Several Funding Sources Available to Assist in Brownfields Assessment and Cleanup
 - State UST Cleanup Fund
 - Orphan Site Cleanup Account (OSCA)
 - Cal ReUSE Loans
 - CERF Loans
 - EPA Brownfield Grants



State UST Cleanup Fund

- Assists Responsible Parties (RPs) in Assessing and Cleaning Up Releases from USTs
- Eligible Applicants Include Current or Past Owners/Operators of USTs
- Only Costs Paid by the RP Are Reimbursed
 - “Reasonable and Necessary” Assessments and Cleanups Required by Regulatory Agencies
 - Incurred after January 1, 1988
 - Amounts Awarded in Third-Party Compensation Against RP



Orphan Site Cleanup Account

- Funds Cleanup of Brownfields with Petroleum Releases from USTs Where There is No RP
- Provides Up to \$1.5 Million in Reimbursement
- Applicants Not Eligible for Cleanup Fund and Did Not Cause/Contribute to Release; and Sites Must Be Brownfields, and Not Owned/Operated by the Federal Government
- Assessment/Cleanup Required by Regulatory Agency



Cal ReUSE Loans

- Low Interest Loans Through California Pollution Control Financing Authority for Brownfields Assessment, Technical Assistance, and Cleanup Planning – 4.65 % Rate in 2007
 - Loan Amounts Up to \$125,000
 - 25 % Match Required
 - Maximum Loan Term of 36 Months with No Payments Required During Loan Term
- Loan May Be Forgivable if Project Falls Through



CERF Loans

- Bridge Loans for Brownfields Redevelopment
- Can Be Used for Acquisition, Assessment, Cleanup, Pre-Development Costs, and Construction.
- Loan amounts up to \$100 million, Generally with 1 % Deposit Required
- Interest and Loans Fees Vary with Risk
- Term Is 2 Years with Two 1-Year Extension Options



EPA Brownfields Grants

- Most Grants Limited To Tribal or Government Entities – Non-Profits Can Apply for Cleanup Grants
- Still a Potential Source of Funding Because City Possibly Willing to Apply for Grant and Partner with Other Stakeholders to Facilitate Redevelopment Project



Success Story – Dunster Before



Excellence in Brownfields—Experience With Redevelopment



SCS ENGINEERS



Success Story - Dunster After



Excellence in Brownfields—Experience With Redevelopment



SCS ENGINEERS



Success Story – Big Stone Lodge



Excellence in Brownfields—Experience With Redevelopment



SCS ENGINEERS

