

Appendix J

# **Aboveground Tank Source Control Program**

**GENERAL MARINE OIL TERMINAL LEASE RENEWAL PROGRAM  
PROPERTY MANAGEMENT DIVISION AND  
ENVIRONMENTAL MANAGEMENT DIVISION  
MARCH 24, 1992**

**Lease Term:**

Lease term is directly related to facility investments for environmental improvements and product throughput enhancements. At last compensation resetting, notification will be made whether or not a new lease will be considered.

**Source Control:**

1. Some form of immediate detection for aboveground tank leaks must be installed within 5 years of execution of lease. Immediate detection for aboveground tank leaks needs to involve a 'tell-tale' system.

The tenant's source control program for tanks must detail the following items:

- Inspection frequencies of external tank conditions, either daily, weekly, or monthly.
- Other conditions or components involved in the in-service inspections, such as leaks, settlement, corrosion, and valving.
- Information to be included in checklists and reports for external inspections.
- The frequency of formal external inspections by qualified, certified inspectors.
- Inspection intervals for cathodic protection systems.

The tenant's source control program should be submitted to the Port in sufficient time (e.g., at least 90 days) for comments, changes, and approval prior to incorporation into the lease agreement.

2. Aboveground tanks must be inspected at least every 5 years (internal inspection of the tank bottoms).

The tenant's source control program for tanks must detail the following items:

- Inspection methods acceptable to the Port which will be used to quantify the minimum thickness of the tank bottom.

- The minimum bottom thicknesses that will be used (based on product type, corrosion considerations, and seismic loading considerations) in deciding whether the bottom will be lined, repaired, or replaced.
  - Other conditions or components involved in the in-service inspections, such as leaks, settlement, and corrosion.
  - Information to be included in checklists and reports for internal inspections.
  - The qualifications and certifications of inspectors to perform formal internal inspections.
  - Inspection intervals for cathodic protection systems.
  - Maintenance of tank inspection records, both internal and external inspections.
  - The type of materials and minimum thicknesses that will be used for new tank construction and repairs.
  - The seismic designs that will be incorporated into tank construction and repair.
  - The measures that will be taken to prevent galvanic corrosion when tank bottoms are replaced.
  - The types of nondestructive examinations, procedures, qualifications, and acceptance criteria will be used for testing tank structures.
  - The procedures will be used to inspect Shell-to-Bottom welds for replacement, alterations, and repairs.
3. Piping internal to the facility must be relocated aboveground where feasible within 5 years of execution of lease. Where relocating piping aboveground is infeasible, it may be more appropriate to install vaulting or some other form of leak detection for those pipelines.
4. In cases of contamination involving multi-user pipeline rights of way, the following procedures will apply:
- Pipeline tenants will form a collective under Port supervision to assess, characterize, and prepare a remedial action plan for the affected right of way.
  - Tenants will individually hydrostatic test pipelines within the right of way and make the necessary repairs or replacements.
  - Tenant collective will contract to remediate the contamination using methodology and within a schedule acceptable to the Port.

- Tenants will share cost of characterization on basis of historic percentage of total volume through the right of way;
- Contaminants will be 'fingerprinted' by tenants to identify source of contamination;
- If the responsible party can be identified, that party will be responsible for the cost of remediation; and
- In cases in which the contamination cannot be 'fingerprinted' or the responsible party cannot be identified, tenants will share the cost of remediation on the basis of historic percentage of total volume through the right of way.

**Groundwater Remediation:**

Groundwater recovery must begin immediately upon identification of free product on the groundwater. At the boundary of the lease-hold, adequate control systems must be installed to prevent migration of any contamination off-site. The Port must approve tenant recovery plans prior to recovery operations. Recovery operations must continue throughout the term of the lease or until further recovery is infeasible, whichever is later. Remediation must be complete by the end of the term of occupancy. In circumstances where groundwater remediation is not complete by the term of the permit, the tenant must continue to remediate the site until clean up is considered complete. In addition to Port approval, the tenant must obtain regulatory agency approval for groundwater remediation.

**Soil Remediation:**

Remediation of accessible soils must begin immediately upon completion of source control program. All soil is to be remediated by the end of the term of occupancy. The Port must approve remediation plans prior to initiation of remediation activities. Not more than five years nor less than three years prior to lease expiration, notification will be made by the Port whether or not a new lease will be considered. Facility decommissioning and site remediation must begin immediately if lease will not be renewed. Holdover occupancy will result in increased rental rates and financial liability for lost Port revenues. In addition to Port approval, the tenant must obtain regulatory agency approval for soil remediation.

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