



INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

We Protect Hoosiers and Our Environment.

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Eric J. Holcomb
Governor

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Commissioner

June 26, 2024

Las Lomas LLC
c/o Myers CPA Group
923 Northcrest Business Center, Suite 5D
Fort Wayne, IN 46805

Kroger Limited Partnership I
c/o Corporation Service Company
135 N Pennsylvania St., Suite 1610
Indianapolis, IN 46204

Re: Inspection Summary Letter
Kroger J 405
4210 N Clinton St
Fort Wayne, Allen County
UST Facility ID # **25416**

Dear Mses. Ross and Sanders:

An inspector from the Indiana Department of Environmental Management (IDEM), Underground Storage Tank (UST) Compliance Section, conducted an inspection of the site referenced above on June 25, 2024.

The inspection was conducted pursuant to Indiana Code (IC) 13-14-2-2 to determine compliance with the provisions of IC 13-23 and 329 IAC 9. In accordance with IC 13-14-5, a summary of the inspection is provided below:

Type of Inspection: Initial

Results of Inspection: No violation(s) discovered.

Thank you for your attention to this matter. Please direct any questions regarding the inspection to:

Inspector: Brandon Blystone
Phone: (463) 271-5699

Sincerely,

Brandon Blystone

Brandon Blystone, Inspector
UST Compliance Section
Office of Land Quality

cc: Caitlin Shaffer
UST Facility ID File # 25416
Kroger 405
Attn: Shenevelyn Ross, shenevelyn.ross@kroger.com
Attn: Danielle Sanders, danielle.sanders@kroger.com
Attn: Martin Quintana, martinquintana@gmail.com



**UNDERGROUND STORAGE
TANK INSPECTION REPORT**

INDIANA DEPARTMENT OF
ENVIRONMENTAL MANAGEMENT

UST FAC ID: **25416**

Inspector's Name:	Brandon Blystone
Date:	June 25, 2024
Time In:	10:15
Time Out:	10:45
Inspection Type:	Initial

FACILITY NAME / LOCATION

FACILITY NAME Kroger J 405		FACILITY ADDRESS (number and street) 4210 N Clinton St		
ADDRESS (line 2)	CITY Fort Wayne	STATE IN	ZIP CODE 46805	COUNTY Allen

UST OWNER

UST Owner Name (Business Name as registered with the Secretary of State) Kroger Limited Partnership I				BUSINESS ID (From the Secretary of State) LP97110042	
PREFIX	FIRST NAME Shenevelyn	MI	LAST NAME Ross		SUFFIX
TELEPHONE NUMBER (317) 579-8119		EMAIL ADDRESS shenevelyn.ross@kroger.com			

UST OPERATOR

UST Operator Name (Business Name as registered with the Secretary of State) Kroger Limited Partnership I				BUSINESS ID (From the Secretary of State) LP97110042	
PREFIX	FIRST NAME Danielle	MI	LAST NAME Sanders		SUFFIX
TELEPHONE NUMBER (317) 579-8119		EMAIL ADDRESS danielle.sanders@kroger.com			

PROPERTY OWNER

UST Property Owner Name (Business Name as registered with the Secretary of State) Las Lomas LLC				BUSINESS ID (From the Secretary of State) 2004012200206	
PREFIX	FIRST NAME Martin	MI	LAST NAME Quintana		SUFFIX
TELEPHONE NUMBER (260) 426-1118		EMAIL ADDRESS martinquintana@gmail.com			

COMPLIANCE ELEMENTS

All USTs properly registered and up-to-date notification form on file	<input checked="" type="checkbox"/>	YES	<input type="checkbox"/>	NO	<input type="checkbox"/>	UNK
O/O is in compliance with reporting & record keeping requirements	<input checked="" type="checkbox"/>	YES	<input type="checkbox"/>	NO	<input type="checkbox"/>	UNK
O/O is in compliance with release reporting or investigation	<input checked="" type="checkbox"/>	YES	<input type="checkbox"/>	NO	<input type="checkbox"/>	N/A
O/O is in compliance with all UST closure requirements	<input checked="" type="checkbox"/>	YES	<input type="checkbox"/>	NO	<input type="checkbox"/>	N/A
O/O has met all financial responsibility requirements	<input checked="" type="checkbox"/>	YES	<input type="checkbox"/>	NO	<input type="checkbox"/>	N/A
40 CFR 280, Subpart A installation requirements (partially excluded) met	<input checked="" type="checkbox"/>	YES	<input type="checkbox"/>	NO	<input type="checkbox"/>	N/A
40 CFR 280, Subpart B installation and upgrade requirements met	<input checked="" type="checkbox"/>	YES	<input type="checkbox"/>	NO	<input type="checkbox"/>	UNK
40 CFR 280, Subpart C spill/overfill control requirements met	<input checked="" type="checkbox"/>	YES	<input type="checkbox"/>	NO	<input type="checkbox"/>	N/A
40 CFR 280, Subpart C compatibility requirements met	<input checked="" type="checkbox"/>	YES	<input type="checkbox"/>	NO	<input type="checkbox"/>	N/A
40 CFR 280, Subpart C O&M and testing requirements met	<input checked="" type="checkbox"/>	YES	<input type="checkbox"/>	NO	<input type="checkbox"/>	UNK
Annual walkthrough inspection submitted after inspection	<input checked="" type="checkbox"/>	YES	<input type="checkbox"/>	NO	<input type="checkbox"/>	UNK
40 CFR 280, Subpart D release detection requirements met	<input checked="" type="checkbox"/>	YES	<input type="checkbox"/>	NO	<input type="checkbox"/>	UNK
40 CFR 280, Subpart J operator training requirements met	<input checked="" type="checkbox"/>	YES	<input type="checkbox"/>	NO	<input type="checkbox"/>	UNK

The information contained on this page is based upon a review of files related to this site and/or observations from an underground storage tank inspector. This page may contain information not specifically related to possible violations found during the review or inspection and is meant to give the owners and/or operator specific information to assist them.

Site Maintains:

Two (2) physical DW fiberglass USTs installed 8/27/2014 (Xerxes)

- One (1) 20k GSL
- One (1) 18k compartment tank (8k GSL / 10k DSL)

Piping is DW flex and pressurized (OPW)

RD UST = ATG, INT

RD Piping = MLLD, ATG, INT

Overfill/Spill = Spill Buckets + Alarm

CP = N/A

ATG Certification = Yes 1/30/2024

Overfill Protection Test = Yes 1/30/2024

Spill Bucket Test = Yes 1/30/2024 & 3/15/2024

Containment Sumps Test = Yes 1/30/2024

Site History:

- Tanks originally registered with all methods of overfill. 2020 Notification only lists alarm. Inspections only appear to show an overfill alarm present near the vent pipes

Documentation provided at the time of the file review:

- Notification Form approved 7/15/2021
- 12 months PLLD and INT for all tanks and piping
- ATG Functionality/Probes/Sensors, LLD, Spill Bucket, Containment Sump, Overfill, P/V Vent, Shear Valve testing completed 1/30/2024 - all pass except REG spill bucket
- REG spill bucket repair documentation and retesting completed 3/15/2024
- Annual walkthrough inspection completed 5/25/2023
- Monthly walkthrough inspections Jan 2023-May 2024
- Operator Training A, B, C

Inspection Notes:

1. Compliance documentation was requested, but none was provided. Station attendant could not locate keys for the tanks, keys for the dispensers or an updated annual walkthrough inspection.
2. Tested overfill alarm - it is working properly
3. All DW piping appears to be open (uncapped or unplugged) in all STP sumps.
4. Annual walkthrough inspection for 2024 was submitted 6/26/2024