

Underground Storage Tank Cleanup Partnership, I-710 Corridor Stakeholder Update - Spring 2013



Partnership Highlights

Over two years after its launch, the Underground Storage Tank (UST) Cleanup Partnership (Partnership) has continued moving stuck sites forward through the cleanup process in the I-710 Corridor.

Emergency, Abandoned, and Recalcitrant (EAR) Sites

In 2012, the Los Angeles Regional Water Quality Control Board (Regional Board) nominated six new cases to the State's Emergency, Abandoned and Recalcitrant (EAR) Account Program. Progress has been made on all six sites:

- * Responsible Parties (RPs) conducted field work on their own at two sites.
- * The property owner of one site accessed the Orphan Site Cleanup Fund (OSCF).
- * At another site, field work was conducted under EPA's Targeted Brownfields Assessment (TBA) Program and the site is ready for closure.

- * The State's contractor will begin field work at two sites by the end of 2013 using EAR funds.

The Regional Board will nominate one new case and four renewal cases to the EAR Account in 2013.

Field Work at Stuck Sites

Using LUST Trust Fund and Targeted Brownfields Assessment funding, field work was conducted at five UST sites since the Fall Stakeholder Update. These include Compton Gas & Mini Mart in Compton (September 2012), A&P Gas in Compton (October 2012), Ortiz Jr. Auto Repair in Los Angeles (November 2012), Miracle Baptist Church in Los Angeles (December 2012), and Trans Color Lab in South Gate (March 2013). This field work resulted in:

- * Five sites assessed (ten USTs removed)
- * Four sites planned for closure

Abandoned UST Initiative:

Out-of-service USTs that have been improperly closed may pose a threat to human health and the environment, yet many have fallen off the radar of regulatory agencies. The Partnership's investigative work on abandoned USTs in the I-710 Corridor led to the new Abandoned UST Initiative in California. Working with local agencies, the Initiative compiled a statewide inventory of abandoned USTs and is developing a strategy to address these sites. The statewide inventory includes 323 sites with an estimated 769 USTs present. It is believed that 108 USTs contain product, 80 are empty, and 581 USTs may or may not contain product. The map below shows progress made to address 74 abandoned UST sites identified in the I-710 Corridor.

For further information, please contact Lynda Arakelian at 213-244-1805 or arakelian.lynda@epa.gov.

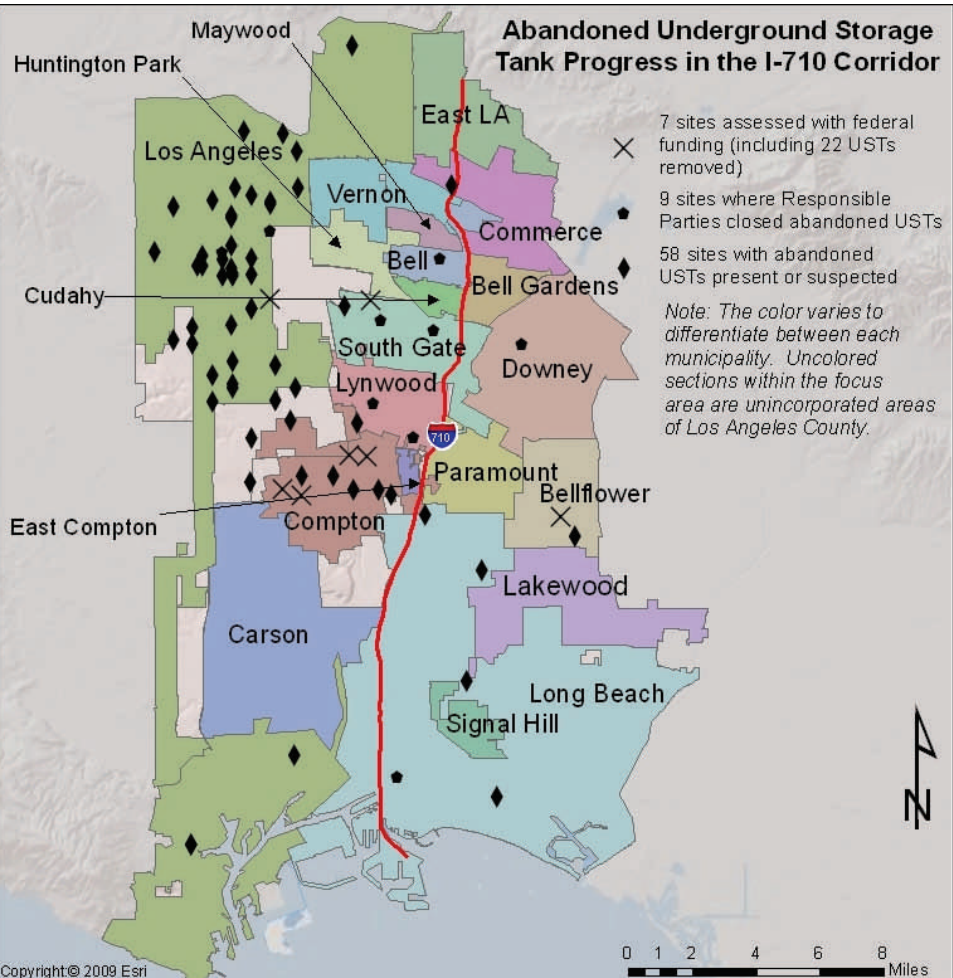
I-710 Corridor

The densely populated communities closest to the I-710 freeway in Los Angeles County are significantly impacted by pollution from industrial activity and movement of goods. Among the many industrial sites are vacant or underutilized former gas stations and other sites with USTs, some of which have been abandoned for over 20 years. In many cases, USTs have remained in the ground, still containing gasoline or diesel fuel that can leak into the soil, threatening groundwater and human health. The sites are also often associated with blight in the communities, reducing property values and preventing the area from being reused for the economic benefit of residents.

Partnership Background

In December 2010, the U.S. Environmental Protection Agency (EPA) and the State Water Resources Control Board (State Water Board) launched the UST Cleanup Partnership (or "Partnership") in the I-710 Corridor.

The Partnership uses local, state, and federal regulatory tools, and financial and technical resources to address former gas station sites where the property owners have not assessed and cleaned up contamination from old USTs.



Partner Agencies—State Water Resources Control Board (State Water Board), U.S. Environmental Protection Agency (EPA), Los Angeles Regional Water Quality Control Board (Region 4), Los Angeles County Department of Public Works, Cities of Bellflower, Compton, Long Beach, Los Angeles, and Lynwood.

A&P Gas: A Success Story

Monies from the federal LUST Trust Fund were used to conduct an investigation at the site, enabling the City of Compton to move forward with plans for a low-income housing project.

The former A&P Gas site lies adjacent to an affordable housing apartment building in Compton. It has been abandoned since 1998, when the previous gas station owners walked away, and has remained a vacant target for household dumping. The City of Compton had plans to buy the property through the County Tax Sale in order to build additional affordable housing. However, the three remaining USTs in the ground and suspected contamination deterred the City from completing the purchase. Los Angeles County had jurisdiction over the site, but had been unable to locate the property owners for more than a decade.

site, and conduct a field investigation, utilizing monies from the Federal LUST Trust Fund. Through the investigation and associated tank removal, approximately 4,000 gallons of product were removed from the tanks. The investigation confirmed a release of petroleum into the soil, and additional work is needed to address the contamination before the property is deemed safe for residential construction. However, the Regional Board determined there is no significant risk to groundwater resources.

The City is now in the process of purchasing the property with its affordable housing bonds and will apply to the Orphan Site Cleanup Fund to address the remaining soil contamination.

The UST Cleanup Partnership helped to track down the property owners, gain access to the



A&P Gas Before Field Activities



A&P Gas During UST Removal



Limited Site Assessment Trans Color Lab, South Gate	Tank Removal & Site Assessment Miracle Baptist Church, Los Angeles	Site Assessment Ortiz Jr. Auto Repair
		
<p>Slanted borings were drilled on either side of the 8,000-gallon UST present and soil analyses confirmed that a release had occurred. Proper UST closure is still required by Los Angeles County.</p>	<p>Laboratory results from soil samples collected beneath three 10,000-gallon USTs confirmed that no further action is needed, and the case will be closed by Los Angeles County.</p>	<p>Five soil borings were advanced in the vicinity of the former USTs. Analytical results confirmed that no further action is needed and the case will be closed by the City of Los Angeles.</p>

Partnership Next Steps: In the coming months, the Partnership will utilize enforcement tools and funding resources to address abandoned USTs, including EPA’s Targeted Brownfields Assessment (TBA) Program, the State’s Emergency, Abandoned And Recalcitrant Account (EAR) Program, and the State’s Orphan Site Cleanup Fund (OSCF).

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Prepared by Sullivan International Group, Inc., an EPA contractor working on behalf of the State Water Board.

Registered UST Cleanup Partnership Stakeholders can follow I-710 Corridor activities on the web at www.i710.net.