

Underground Storage Tank Cleanup Partnership, I-710 Corridor Stakeholder Update - Fall 2012



Partnership Highlights

The Underground Storage Tank (UST) Cleanup Partnership (Partnership) has made significant progress in its effort to evaluate and address potential threats to human health and the environment in the I-710 Corridor communities.

In April 2011, the State Water Resources Control Board's GeoTracker Database (<http://geotracker.waterboards.ca.gov/>)

showed over 600 open leaking underground storage tank (LUST) cases fell within the I-710 Corridor boundary, depicted in the map below. As of August 2012, the number of open I-710 Corridor LUST cases had been reduced by almost 20%. In addition, the area contains numerous former gas station properties that have not been assessed to determine whether a leak has occurred.

Since its launch, the multi-agency Partnership has tackled challenging cases

and achieved the following:

- Closed 38 cases, indicating No Further Action needed at the sites.
- Enabled field investigations at 11 sites, including the removal of 14 old USTs and associated environmental sampling.
- Obtained funding for field investigations from EPA's Targeted Brownfields Assessment Program and the Federal LUST Trust Fund.
- Nominated seven sites to the State's Emergency, Abandoned, and Recalcitrant (EAR) Account.
- Issued nine joint directive letters from the EPA and Los Angeles Regional Water Quality Control Board (LARWQCB), resulting in action taken by the responsible parties.

• Supported cleanup oversight activities for 82 sites, which included:

- * Drafting case summaries with recommended next steps;
- * Drafting directive letters;
- * Conducting responsible party searches;
- * Providing guidance to property owners and local agencies on funding resources; and
- * Evaluating cases for closure and preparing case closure packages.

The Partnership continues to prioritize action on marginalized properties that face administrative, resource, or technical challenges, hindering their movement toward cleanup and closure. For further information, please contact Lynda Arakelian at 213-244-1805 or arakelian.lynda@epa.gov.

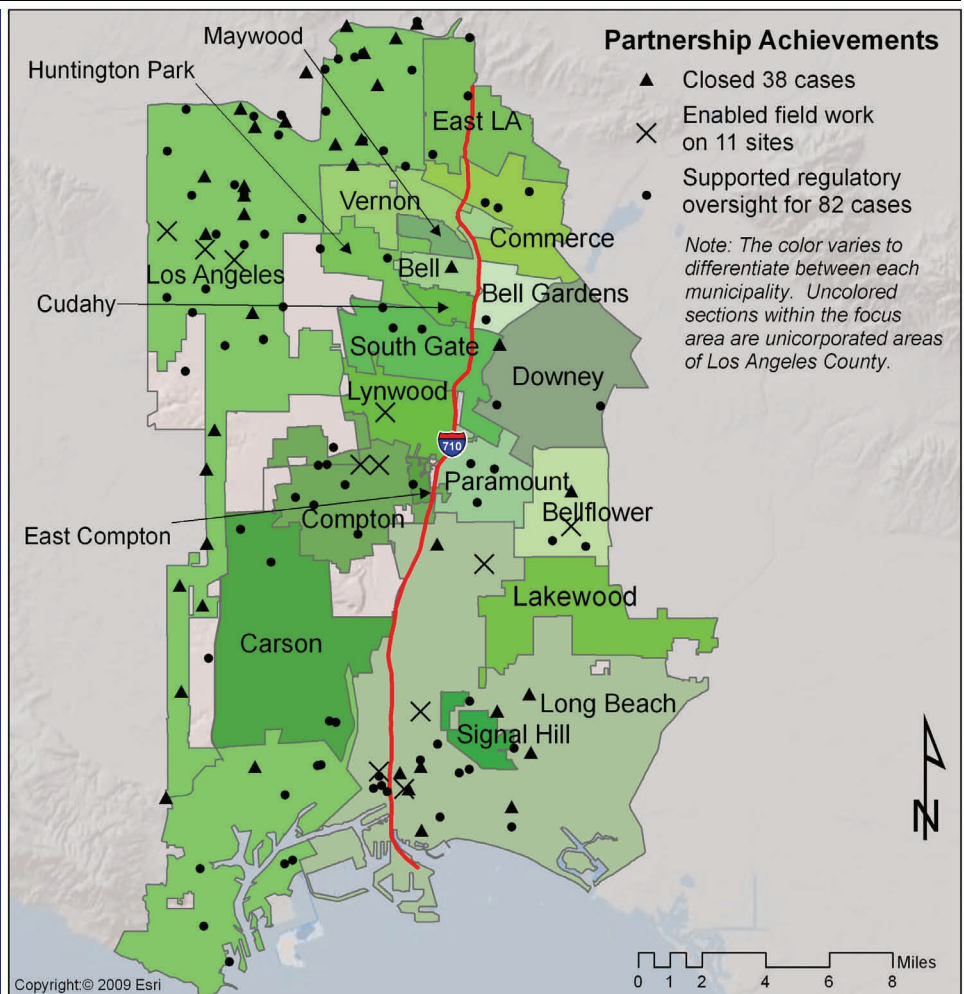
I-710 Corridor

The densely populated communities closest to the I-710 freeway in Los Angeles County are significantly impacted by pollution from industrial activity and goods movement. Among the many industrial sites are vacant or underutilized former gas stations and other sites with Underground Storage Tanks (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 (SWRCB) launched the Underground Storage Tank 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 (SWRCB), U.S. Environmental Protection Agency (EPA), Los Angeles Regional Water Quality Control Board (LARWQCB), Los Angeles County Department of Public Works, City of Bellflower, City of Compton, City of Long Beach, City of Los Angeles, and City of Lynwood.

Café Camellia Success Story



Rendition of Site after Redevelopment

EPA's Targeted Brownfields Assessment Program conducted an investigation at the site, enabling the Café Camellia redevelopment project to move forward as a cornerstone of the City's Downtown Bellflower Revitalization Vision Strategy.



The Café Camellia site is a dilapidated property on Bellflower Boulevard, currently occupied by a struggling family-owned restaurant and a window-tinting company. The City of Bellflower had been working with the property owners for several years to redevelop the site and came up with a plan to build a structure that would house a new Café Camellia restaurant, retail shops, and a courtyard for community events. The property had

previously been occupied by a gas station from the 1940s to the 1970s, and the three on-site USTs were forgotten until the City discovered them during a geophysical survey. There were not enough funds in the City's budget to remove the tanks, assess the site, and complete the redevelopment project. EPA's Targeted Brownfields Assessment (TBA) Program worked with the City of Bellflower, Los Angeles County,

and the Los Angeles Regional Water Quality Control Board to conduct a field investigation, involving removal of the three USTs. The field work enabled the redevelopment project to move forward as a cornerstone of the City's Downtown Bellflower Revitalization Vision Strategy, for which the City of Bellflower received the "Neighborhood Planning Award" from the American Planning Association (APA), California Chapter, in 2012.

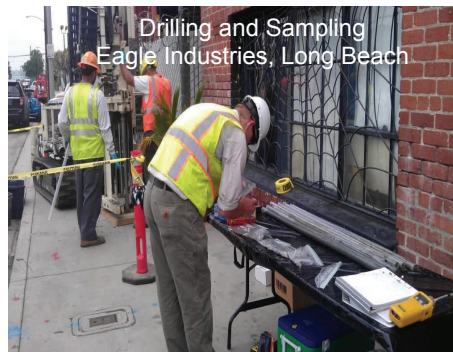


Café Camellia before Field Activities

The City of Bellflower received a 2012 Neighborhood Planning Award for Café Camellia



Café Camellia during UST Removal



Partnership Next Steps

There still remains a high density of open and suspected LUST cases in this area, many of which are resource-intensive to clean up. The Partnership plans to continue evaluating risks to human health and the environment from both operating and abandoned gas stations, as well as working with local agencies to improve the regulation of USTs in the I-710 Corridor. Follow us on the web at www.i710.net.

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