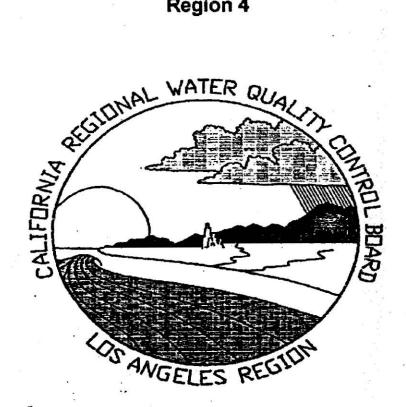


# INTERIM SITE ASSESSMENT & CLEANUP GUIDEBOOK

May 1996
California Regional Water Quality
Control Board
Los Angeles and Ventura Counties
Region 4



PREVENTING GROUNDWATER
POLLUTION:
ASSESSING YOUR SITE FOR
CHEMICAL CONTAMINANTS



#### **EXECUTIVE SUMMARY of CLEANUP GUIDEBOOK**

In December 1994, the staff of the Los Angeles Regional Water Quality Control Board, assisted by its Technical Review Committee, developed an Interim Site Assessment and Cleanup Guidebook to serve the regulated community in the Region.

The guidebook offers a new approach to the site cleanup process: one that reduces time, cuts costs, and establishes a defined endpoint for investigations and cleanup actions. Formerly, the process involved case-by-case decisions on a site-by-site basis, a process that took too long, cost too much, and had an uncertain outcome. Concerns expressed by property owners, consultants, attorneys, lenders' real estate brokers, insurance companies and others led the Board to reexamine and reinvent its procedures.

#### Specifically, the guidebook:

- identifies the role of the involved agencies and their oversight responsibilities to help avoid confusion and duplication.
- streamlines the investigation and cleanup process and offers a standard approach to developing work plans.
- expedites the review and decision-making process throughout all of the Regional Board's groundwater protection programs.
- answers the questions "How clean is clean?" for both petroleum and solvent impacted sites.
- defines investigation endpoints and criteria for issuing a "no further action" determination by the Board.
- is "user friendly" and "service oriented" to promote a better understanding of the assessment
  and cleanup process, foster cooperation among all parties involved in a site, and accelerates
  cleanup of contaminated sites to the benefit of both the environment and the local economy.

Scattered among the Board's well investigation, underground tanks, site cleanup, and other programs are over 3,500 site assessment and cleanup cases which will benefit from this guidebook. For example, the guidebook will make it easier for a property owner, a prospective buyer, or lender to predict the estimated cost of cleanup.

Using the procedures and standards contained in the guidebook owners will know ahead of time what level of cleanup must be achieved to obtain closure form the Board and at what cost. A gas station owner or consultant now has in one document the tools to determine the extent of the problem, clean up the contamination, and obtain closure, often with less oversight by Regional Board staff along the way.

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#### **FOREWORD**

This guidebook has been prepared in response to a recommendation contained in the 1993 Final Report of the Regional Board's Water Quality Advisory Task Force. During its deliberations, the Task Force heard numerous comments from the regulated community that the site assessment and cleanup process was slow, confusing and seemingly never ending. In response to those concerns, this guidebook provides in layman's terms a clear picture of the goals, procedures, and requirements associated with the site assessment and cleanup process. The appendixes contain supporting documents and detailed information that are intended to assist a responsible party in complying with the Regional Board's requirements.

This guidebook is consistent with the applicable provisions of governing statutes, regulations and State Board policies. However, it is the Regional Board's intent to make this a dynamic document that will improve with age. Comments and suggestions for making it more "user friendly" are welcomed and encouraged. Board staff plans to distribute the guidebook to a broad audience and to incorporate constructive comments into future revisions.

Written comments regarding the guidebook should be sent to:

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