



**Underground Storage Tank
Cleanup Partnership:**

Site Assessments in I-710 Corridor

City of Bellflower
Cafe Camellia, 16914 Bellflower Blvd.
(Industrial Area)

City of Compton
Compton Gas & Mini Mart, 548 S. Central Ave.
(Commercial Area)

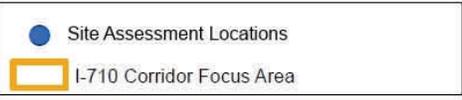
M-Star Gas Station, 1014 E. Rosecrans
(Commercial Area)

City of Long Beach
Eagle Industries (Former), 1517 W. Esther St.
(Industrial Area)

Thunderbolt Engineering, 2315 E. Curry St.
(Between Residential and Industrial Areas)

City of Los Angeles
Former Target Service Station, 6121 S. Vermont Ave.
(Retail/Residential Area)

Iglesia Cristiana El Remanente Fiel, 5700 S. Western Ave.
(Retail/Commercial Area)



I-710 Corridor Background

Pollution from industrial activity and goods movement threatens the health of millions of urban residents living near the I-710 freeway in Los Angeles County. 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 with gasoline or diesel fuel that can leak into the soil, threatening groundwater and human health. The sites worsen community blight, corrode property values, and inhibit the beneficial reuse of these vacant businesses.

U.S. EPA Actions

EPA supports revitalization and redevelopment of unused or underutilized sites that may have been impacted by contamination. In 2011, EPA's UST Program identified

and provided initial assessment of vacant and underutilized sites with potential or known petroleum contamination from USTs. Seven sites that had redevelopment potential, but no current environmental data, were referred to the Brownfield Program, which provided Targeted Brownfields Assessment field investigations of the properties in 2012. All seven sites are located in blighted areas in Bellflower, Compton, Los Angeles, and Long Beach.

As a result of the site assessments, four sites were found to have contamination below action levels and the cleanup cases were able to be closed. Three of the sites need additional investigation to fully evaluate the extent of contamination found to be present. Redevelopment plans are currently underway. (See reverse.) In addition to paving the road toward cleanup and beneficial property reuse, the site assessments helped identify potential threats to human health in the communities.



U.S. EPA Region 9 Targeted Brownfields Assessment Program

I-710 Corridor Site Assessments

Redevelopment Plans

Property owners and cities have been working to bring the former gas station sites back into productive uses that will benefit the surrounding communities:

- **Bellflower:** The City of Bellflower has started construction on the Café Camellia site to build a new community plaza and structure to house a restaurant/gastropub called Fronk's. The City will also renovate the existing building that houses Café Camellia.
- **Compton:** The City of Compton is working on an affordable housing project on the A&P Gas site and a retail reuse for the Compton Gas & Mini Mart site. Additional cleanup action will be conducted at both sites under California's Orphan Site Cleanup Fund.
- **Long Beach:** The Eagle Industries site in Long Beach is being acquired by a new owner that will use the site for a silk screening and printing company. The owner of the Thunderbolt Engineering site is in discussion with the City about reusing the property to restore antique vehicles.

- **Los Angeles:** The property owners of the Former Target Service Station and Iglesia Cristiana El Remanente Fiel sites in the City of Los Angeles are both exploring reuses as retail shops.

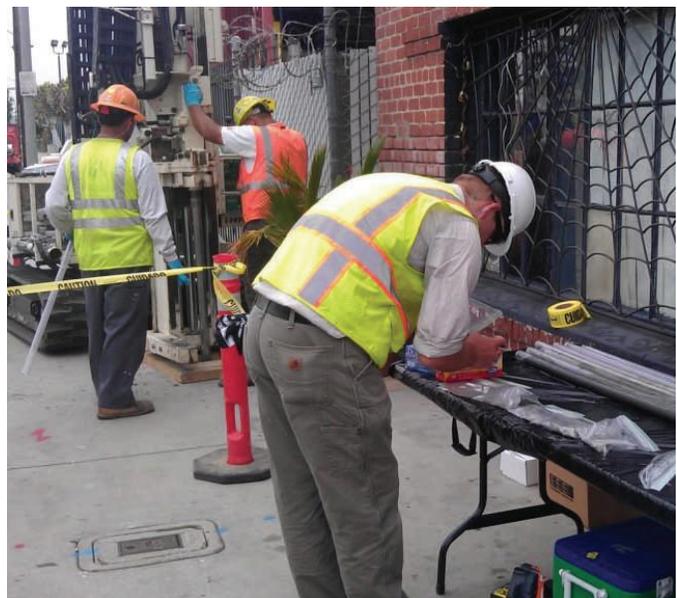
Partner Agencies

The selection and assessment of the sites in the I-710 Corridor was accomplished with collaborative efforts of the property owners and the following partner agencies:

- State Water Resources Control Board (State Water Board)
- Los Angeles Regional Water Quality Control Board (LARWQCB)
- Los Angeles County Department of Public Works (LACDPW)
- City of Bellflower
- City of Compton
- City of Long Beach
- City of Los Angeles



M-Star Gas, Compton: Site assessment with UST removal



Eagle Industries, Long Beach: Site assessment activities

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