Final
July 08, 2011

Review of
Leaking Underground Storage Tank Cases
Not in Cleanup Fund and Open Over 15 Years

Long Beach/Signal Hill, Cities of
Local Implementing Agency (LIA) Cases

Prepared as in-kind task as part of Cooperative Agreement LS-96934701-1 between USEPA Region 9 and the California State Water Resources Control Board
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<td></td>
</tr>
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</tr>
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<td>13. T0603771075 (Truck and Break Specialities)</td>
<td></td>
</tr>
<tr>
<td>14. T0603717789 (Peabody Management)</td>
<td></td>
</tr>
</tbody>
</table>
Executive Summary

The Draft version of this report was submitted on September 15, 2010, with a request for a follow-up meeting and input from City of Long Beach Local Implementing Agency (LIA) into the “Next Steps for Agency” column of the case cleanup status spreadsheet.

City of Long Beach LIA met with USEPA Region 9 contractor, Tetra Tech, Inc., on May 04, 2011 to discuss the draft report and the lead agency’s next steps for each case. The initial Draft Review process revealed that all 14 cases appear "Unable to Determine (Insufficient information in GeoTracker)." The agency acknowledged several challenges with these cases. A few of the challenges mentioned by City of Long Beach LIA and conclusions from the meeting are:

- Two (2) cases (T0603744316 and T0603700030) were closed.
- Two cases (T0603701824 and T0603701959) were transferred to Los Angeles Regional Water Quality Control Board.
- One case (T060374915) was identified to be eligible for funding and is in the process of applying for Brownfields Assessment Program.
- One case (T0603702001) does not have any case information/files – agency will find case information.
- The remaining eight (8) cases, appear to be stuck due to responsible party (RP) issues, as follows:
  - Unable to find or identify the RP
  - RP has funding challenge
  - Recalcitrant RPs – two RPs were sued by City of Long Beach
  - Unresponsive RPs
City of Long Beach Local Implementing Agency (LIA)

Apparent Case Status – Initial Review and After Discussion with Agency

TOTAL NUMBER OF CASES REVIEWED = 14
NUMBER OF ACTIVE LUST CASE ON JUNE 1, 2010 = 32 CASES
DRAFT REVIEW REPORT PREPARED AND SENT TO AGENCY ON SEPTEMBER 15, 2010
HAD A MEETING WITH THE AGENCY TO DISCUSS CASES REVIEWED ON MAY 04, 2011

APPEARENT STATUS OF CASES REVIEWED – INITIAL REVIEW AND AFTER MEETING TO DISCUSS CASES

<table>
<thead>
<tr>
<th>Apparent Case Status</th>
<th>Initial Assessment Number of Cases (09-15-2010)</th>
<th>Post Meeting Assessment Number of Cases (05-04-2011)</th>
</tr>
</thead>
<tbody>
<tr>
<td>CASE CLOSED</td>
<td>0</td>
<td>2</td>
</tr>
<tr>
<td>Appears close to completion</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Appears near completion within 1-year</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Appears to be on track</td>
<td>0</td>
<td>1</td>
</tr>
<tr>
<td>Appears NOT to be on track</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Appears to be stuck</td>
<td>0</td>
<td>8</td>
</tr>
<tr>
<td>Unable to determine (Insufficient information in GeoTracker)</td>
<td>14</td>
<td>1</td>
</tr>
<tr>
<td>NOT A FEDERAL UST CASE</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>OTHERS – Transferred to LA-RWQCB</td>
<td>0</td>
<td>2</td>
</tr>
</tbody>
</table>

Final Review of LUST Cases, Not in the CUF and Over 15 Years, City of Long Beach LIA
<table>
<thead>
<tr>
<th>SITE NAME</th>
<th>GLOBAL ID</th>
<th>CASE LEAD AGENCY: CITY OF LONG BEACH</th>
<th>NEXT STEP FOR AGENCY</th>
</tr>
</thead>
<tbody>
<tr>
<td>LONG BEACH AIRPORT</td>
<td>T0603700030</td>
<td>T0603700030</td>
<td>CASE CLOSED (4/7/2011)</td>
</tr>
<tr>
<td>JIFFY LUBE OIL CHANGERS</td>
<td>T0603701824</td>
<td>T0603701824</td>
<td>Transferred to LA-RWQCB (changed lead in GeoTracker). Carmen will request for case file from offsite and send to LA-RWQCB. Carmen obtained and emailed case files on May 8, 2011: Site name is “Auto Oil Changers.”</td>
</tr>
<tr>
<td>ARCO</td>
<td>T0603701126</td>
<td>T0603701126</td>
<td>Transferred case to LA-RWQCB (changed lead in GeoTracker). Carmen will request for case file from offsite. Carmen obtained and emailed case files on May 8, 2011: Site name is “Auto Oil Changers.”</td>
</tr>
<tr>
<td>GOLDEN STATE FAST FREIGHT/MODERN ASPHALT</td>
<td>T0603702395</td>
<td>T0603702395</td>
<td>In 2001, City of Long Beach issued letter to RP to request for soil assessment; RP did not respond.Uploaded 2001 letter in GeoTracker. Carmen will follow-up with RP again. Two tanks removed 9/16/96. Coulter Trust, Richard F. and Jo Ann Coulter. 41102 Saint Anthony Drive, Fremont, CA 94539</td>
</tr>
<tr>
<td>VEHICLE MAINTENANCE FACILITY</td>
<td>T0603702001</td>
<td>T0603702001</td>
<td>Update missing GT information (data, report, unassigned caseworker etc.)</td>
</tr>
<tr>
<td>SITE NAME</td>
<td>GLOBAL ID CASEWORKER PRIMARY COC (In GeoTracker)</td>
<td>APPARENT TYPE OF RP</td>
<td>RELEASE DATE</td>
</tr>
<tr>
<td>---------------------</td>
<td>-------------------------------------------------</td>
<td>---------------------</td>
<td>--------------</td>
</tr>
<tr>
<td>WARDS FURNITURE</td>
<td>T06037437648</td>
<td>Carmen Piro Other</td>
<td>3/3/1988</td>
</tr>
<tr>
<td>LANDMARK SQUARE</td>
<td>T0603744316</td>
<td>Carmen Piro Unknown</td>
<td>7/14/1989</td>
</tr>
<tr>
<td>PRINT L.A. INC.</td>
<td>T0603701959</td>
<td>Carmen Piro Unknown</td>
<td>6/6/1990</td>
</tr>
<tr>
<td>ANDREWS AUTOMOTIVE</td>
<td>T0603748814</td>
<td>Carmen Piro Multiple</td>
<td>12/10/1990</td>
</tr>
<tr>
<td>THUNDERBOLT ENGINEERING</td>
<td>T0603749915</td>
<td>Carmen Piro Multiple</td>
<td>8/6/1990</td>
</tr>
</tbody>
</table>
## Updated Aging Non-CUF Case Review Summary Table

<table>
<thead>
<tr>
<th>Site Name</th>
<th>Site Lead Agency</th>
<th>Global ID</th>
<th>Case Worker</th>
<th>Primary CO (GeoTracker)</th>
<th>Apparent Type of RP</th>
<th>Release Date</th>
<th>Discussion Notes</th>
<th>Next Step for Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>CITY OF LONG BEACH DEPT OF PUBLIC WORKS</td>
<td>Carmen Piro</td>
<td>Multiple</td>
<td>G - Government Entity (Include School, Hospital, Utility)</td>
<td>11/30/1990</td>
<td>City of Long Beach was never the property owner. Need to get title information to determine the RP. Site is a vacant lot. 4 USTs were removed. In 1990, TPH = 490. Carmen obtained and emailed case information on May 19, 2011.</td>
<td>Ensure RP compliance (includes identify RP, enforcement, EAR account etc.)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>KINGS HAND CAR WASH</td>
<td>Carmen Piro</td>
<td>Multiple</td>
<td>S - Small Private Business</td>
<td>7/31/1991</td>
<td>Agency took the RP to court to obtain case data. RP has funding issue. On 03/02/2011: issued letter to RP regarding funding source (Brownfields Program). RP refused due to concern of being stuck with potential remediation. Site under consideration for Targeted Brownfields, but need to confirm with LBFD whether there was actually gas station on site or if only one waste oil tank</td>
<td>Ensure RP compliance (includes identify RP, enforcement, EAR account etc.)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>TRUCK AND BRAKE SPECIALITIES</td>
<td>Carmen Piro</td>
<td>Gasoline</td>
<td>S - Small Private Business</td>
<td>10/5/1992</td>
<td>Site of Long Beach has case files. On 07/11/2008 and 04/11/2001: letters were issued to RP requesting for site characterization. RP did not respond nor do any work, but paying the oversight fees ($311).</td>
<td>Ensure RP compliance (includes identify RP, enforcement, EAR account etc.)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>PEABODY MANAGEMENT</td>
<td>Carmen Piro</td>
<td>Multiple</td>
<td>S - Small Private Business</td>
<td>11/8/1993</td>
<td>City of Long Beach has case files. In 1993: City of Long Beach sued the RP. On 05/04/2007: Letter was issued to RP requesting for site characterization - RP was upset. According to Carmen, tank is located in an alley and the property has extended.</td>
<td>Push for new/additional remedial investigation (RI)/risk assessment</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
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Attachment 1

Draft Report (September 15, 2010)
Review of Leaking Underground Storage Tank (LUST) Cases
(Not in Cleanup Fund and Open Over 15 Years)

The contents of this attachment are provided in electronic format only
Review of Leaking Underground Storage Tank (LUST) Cases
(Not in Cleanup Fund and Open Over 15 Years)

Long Beach/Signal Hill, Cities of Local Implementing Agency (LIA) Cases

Prepared as in-kind task as part of Cooperative Agreement LS-96934701-1 between USEPA Region 9 and the California State Water Resources Control Board
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<tr>
<td>Case Location Map</td>
<td>5</td>
</tr>
<tr>
<td>Case Review Power Point Slides – Site List</td>
<td></td>
</tr>
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<td>6</td>
</tr>
<tr>
<td>2. T0603701824 (Jiffy Lube Oil Changers)</td>
<td>8</td>
</tr>
<tr>
<td>3. T0603734170 (ARCO)</td>
<td>10</td>
</tr>
<tr>
<td>4. T0603780245 (Golden State Fast Freight Modern Asphalt)</td>
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<tr>
<td>5. T0603702001 (Vehicle Maintenance Facility)</td>
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<tr>
<td>6. T0608501160 (Wards Furniture)</td>
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<td>7. T0603744316 (Landmark Square)</td>
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<td>8. T0603701959 (Print L.A. Inc)</td>
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<td>9. T0603720962 (Andrews Automotive)</td>
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<td>10. T0603740915 (Thunderbolt Engineering)</td>
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<td>11. T0603766654 (City of Long Beach Dept of Public Works)</td>
<td>26</td>
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<tr>
<td>12. T0603773155 (Kings Hand Car Wash)</td>
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</tr>
<tr>
<td>13. T0603771075 (Truck and Break Specialties)</td>
<td>30</td>
</tr>
<tr>
<td>14. T0603717789 (Peabody Management)</td>
<td>32</td>
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LONG BEACH/SIGNAL HILL, CITIES OF LOCAL IMPLEMENTING AGENCY (LIA) - OPEN LEAKING UST: NON-CUF, OLDER (OPEN>15 YEARS), AND DEEMED “NOT READY FOR CLOSURE – FINAL” CASES IN GEOTRACKER (DATA IN GEOTRACKER, SEPTEMBER 2010)

SUMMARY OF CASE REVIEW
TOTAL NUMBER OF CASES REVIEWED = 14 CASES
NUMBER OF ACTIVE LUST CASE ON SEPTEMBER 10, 2010 = 32 CASES

1) APPARENT STATUS OF CASES REVIEWED

LONG BEACH/SIGNAL HILL, CITIES OF:
ESTIMATED STATUS IN THE CLEANUP PIPELINE

UNABLE TO DETERMINE (NO INFORMATION IN GT) 100%

2) RESPONSIBLE PARTY TYPES

LONG BEACH/SIGNAL HILL, CITIES OF:
APPARENT TYPES OF RESPONSIBLE PARTY

<table>
<thead>
<tr>
<th>Type</th>
<th>Num of Case</th>
</tr>
</thead>
<tbody>
<tr>
<td>SMALL BUSINESS</td>
<td>11</td>
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<tr>
<td>GOVERNMENT</td>
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</tbody>
</table>
### 3) Apparent Main Barriers (Environmental and Non-Environmental) to Closure

<table>
<thead>
<tr>
<th>RANK</th>
<th>Environmental Barrier</th>
<th>Num of Cases</th>
<th>% of Case Reviewed</th>
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</thead>
<tbody>
<tr>
<td>1</td>
<td>UNKNOWN</td>
<td>14</td>
<td>100%</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>RANK</th>
<th>Non-Environmental Barrier</th>
<th>Num of Cases</th>
<th>% of Case Reviewed</th>
</tr>
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<tbody>
<tr>
<td>1</td>
<td>NO DATA IN GEOTRACKER</td>
<td>14</td>
<td>100%</td>
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</tbody>
</table>

### 4) Data in Geotracker

**Long Beach/Signal Hill, Cities of:**

DISTRIBUTION OF CLAIMED-UNCLAIMED CASES REVIEWED IN GEOTRACKER

**Unclaimed = 100%**

**Report/Document in Geotracker**

- **Num of Case**
  - None: 14
5) CASE ACTIVITIES IN GEOTRACKER (2004-2009)

### Long Beach/Signal Hill, Cities of:

#### Case Activity in Geotracker

<table>
<thead>
<tr>
<th>Activity</th>
<th>Yes (%)</th>
<th>No (%)</th>
<th>Unknown (%)</th>
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</thead>
<tbody>
<tr>
<td>Regulatory Directive Letter (since 2004)</td>
<td>14%</td>
<td>86%</td>
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<tr>
<td>Remediation (last 5-years)</td>
<td>100%</td>
<td></td>
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<tr>
<td>Investigation (last 5-years)</td>
<td>100%</td>
<td></td>
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<tr>
<td>Groundwater Monitoring (last 5-years)</td>
<td>100%</td>
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</tbody>
</table>

6) AGE OF CASES

### Long Beach/Signal Hill, Cities of:

#### Distribution of Age of Cases Reviewed

<table>
<thead>
<tr>
<th>Age Range</th>
<th>Number of Cases</th>
<th>Percentage</th>
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</thead>
<tbody>
<tr>
<td>15-19 Years</td>
<td>4</td>
<td>29%</td>
</tr>
<tr>
<td>20-25 Years</td>
<td>9</td>
<td>64%</td>
</tr>
<tr>
<td>&gt;25 Years</td>
<td>1</td>
<td>7%</td>
</tr>
<tr>
<td>City</td>
<td>Lat</td>
<td>Long</td>
</tr>
<tr>
<td>--------------</td>
<td>---------</td>
<td>-----------</td>
</tr>
<tr>
<td>LONG BEACH SHORE AREA</td>
<td>33.7900000</td>
<td>118.1512674</td>
</tr>
<tr>
<td>LONG BEACH SHORE AREA</td>
<td>33.7900000</td>
<td>118.1512674</td>
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<td>33.7900000</td>
<td>118.1512674</td>
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<tr>
<td>RWQCB AGENCY</td>
<td>33.7900000</td>
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<tr>
<td>RWQCB AGENCY</td>
<td>33.7900000</td>
<td>118.1512674</td>
</tr>
</tbody>
</table>

Unable to determine sufficient information in GeoTracker.

Unable to determine sufficient information in GeoTracker.

Unable to determine sufficient information in GeoTracker.

Unable to determine sufficient information in GeoTracker.

Unable to determine sufficient information in GeoTracker.

Unable to determine sufficient information in GeoTracker.

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Unable to determine sufficient information in GeoTracker.

Unable to determine sufficient information in GeoTracker.

Unable to determine sufficient information in GeoTracker.

Unable to determine sufficient information in GeoTracker.

Unable to determine sufficient information in GeoTracker.
LONG BEACH LOP
GEOTRACKER LOCATIONS OF NON-CUF CASES OLDER THAN 15 YEARS DEEMED "NOT READY FOR CLOSURE - FINAL"

GeoTracker Data Visualization

LONG BEACH LOP
GEOTRACKER LOCATIONS OF NON-CUF CASES OLDER THAN 15 YEARS DEEMED "NOT READY FOR CLOSURE - FINAL"

Draft Long Beach LOP Non-CUF Report
LONG BEACH AIRPORT (T0603700030)
4100 Donald Douglas Dr E. Long Beach, CA 90808

Case Age: 26 years
Primary COC: Aviation
RP Identified: Blank – Unclaimed in GeoTracker
Potential Media Affected: Soil
Current land use: Airport
Well Network: N/A

Possible Reasons Why This Case Is So Old
• Lack of oversight and RP involvement
• No case history/report upload to GeoTracker – no site activities?
• Potential conflict of City not regulating another City entity?

NOTE: Data queried from GeoTracker and reviewed in September 2010

### Activities Conducted to Date Based on GeoTracker T0603700030

<table>
<thead>
<tr>
<th>Assessment last 5 years</th>
<th>Remediation last 5 years</th>
</tr>
</thead>
<tbody>
<tr>
<td>Appears None</td>
<td>Appears None</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>Assessment older than 5 years</td>
<td>Remediation older than 5 years</td>
</tr>
<tr>
<td>Appears None</td>
<td>Appears None</td>
</tr>
</tbody>
</table>

### Possible Reasons Why This Case Is So Old
- Lack of oversight and RP involvement
- No case history/report upload to GeoTracker – no site activities?
- Potential conflict of City not regulating another City entity?
Review Conclusions T0603700030

- Review indicates:
  - No reports/documents in GeoTracker → appears to have no activity/cleanup at this site
  - No RP listed in GeoTracker
  - Contamination of concern is aviation
  - Potential media affected is “Soil”
  - GeoTracker indicates case is in “Open – Site Assessment”
- Discussion:
  - Any case information available?
  - RP and GeoTracker compliance issues need to be resolved
  - Consider transferring case to LA RWQCB to avoid conflict of interests?
- Insufficient case information → Unable to determine case status
Case Age: 25 years
Primary COC: Gasoline
RP Identified: Blank – Unclaimed in GeoTracker
Potential Media Affected: Other GW (Uses Other Than Drinking Water)
Current land use: Autoshop (Jiffy Lube)
Well Network: N/A

Possible Reasons Why This Case Is So Old
• Lack of/no oversight and RP involvement
• No case history/report upload to GeoTracker – no site activities?

Activities Conducted to Date Based on GeoTracker T0603701824

Assessment last 5 years
• Appears None

Remediation last 5 years
• Appears None

Assessment older than 5 years
• Appears None

Remediation older than 5 years
• Appears None
Review Conclusions T0603701824

- Review indicates:
  - No reports/documents in GeoTracker → appears to have no activity/cleanup at this site
  - No RP listed in GeoTracker
  - Potential media affected is “Other Groundwater (Uses Other Than Drinking Water)”
    - GeoTracker indicates case is in “Open – Site Assessment”
- Discussion:
  - Any case information available?
  - RP and GeoTracker compliance issues need to be resolved
  - Cleanup closure timeline should be evaluated
- Insufficient case information → Unable to determine case status
ARCO (T0603734170)
6583-6597 Atlantic Ave. Long Beach, CA 90805

Case Age: 24 years
Primary COC: NA
RP Identified: Kenneth/Joel Heller (JKR Ltd
Partnership/Heller KBK Heller (RPRP1IND) – Unclaimed in GeoTracker
Potential Media Affected: Under Investigation
Current land use: Commercial
Well Network: N/A

Possible Reasons Why This Case Is So Old
• Lack of/no oversight and RP involvement
• No case history/report upload to GeoTracker – no site activities?

ACTIVITIES REPORT

<table>
<thead>
<tr>
<th>ACTION TYPE</th>
<th>ACTION</th>
<th>ACTION DATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>LEAK ACTION</td>
<td>Leak Discovery</td>
<td>9/19/1986</td>
</tr>
<tr>
<td>LEAK ACTION</td>
<td>Leak Reported</td>
<td>9/19/1986</td>
</tr>
<tr>
<td>LEAK ACTION</td>
<td>Leak Began</td>
<td>1/1/1965</td>
</tr>
</tbody>
</table>

Activities Conducted to Date Based on GeoTracker T0603734170

Assessment last 5 years
• Appears None

Remediation last 5 years
• Appears None

Assessment older than 5 years
• Appears None

Remediation older than 5 years
• Appears None
IMPEDEMENTS TO CLOSURE T0603734170 as reported by regulatory agency

### Review Conclusions T0603734170

- Review indicates:
  - No reports/documents in GeoTracker → appears to have no activity/cleanup at this site
  - Potential media affected is “Under Investigation”
  - Potential contaminants of concern is “Unknown”
  - GeoTracker indicates case is in “Open – Inactive”

- Discussion:
  - Any case information available?
  - RP and GeoTracker compliance issues need to be resolved
  - Cleanup closure timeline should be evaluated

- Insufficient case information → Unable to determine case status
GOLDEN STATE FAST FREIGHT (T0603780245)
3133 E South St. Long Beach, CA 90712

Case Age: 24 years
Primary COC: N/A
RP Identified: Richard F/Jo Ann Coulter (Coulter Trust) – Unclaimed in GeoTracker
Potential Media Affected: Soil
Current land use: Commercial (Bi’re’s Graphic Design)
Well Network: N/A

Possible Reasons Why This Case Is So Old
• Lack of/no oversight and RP involvement
• No case history/report upload to GeoTracker – no site activities?
• Notice to comply sent in 2001, no response

NOTE: Data queried from GeoTracker and reviewed in September 2010

Activities Conducted to Date Based on GeoTracker T0603780245

Assessment last 5 years
• Appears None

Remediation last 5 years
• Appears None

Assessment older than 5 years
• Appears None

Remediation older than 5 years
• Appears None
IMPEDIMENTS TO CLOSURE T0603780245 as reported by regulatory agency

Review Conclusions T0603780245

- Review indicates:
  - No reports/documents in GeoTracker → only a Notice to Comply letter (2001) from City of Long Beach to RP stating that one or more USTs removed in 1986 does not have soil sampling results to determine if any release occurred
  - Potential media affected is “Soil”
  - Potential contaminants of concern is “Unknown”
  - GeoTracker indicates case is in “Open – Inactive”

- Discussion:
  - Any case information available?
  - RP and GeoTracker compliance issues need to be resolved
  - Cleanup closure timeline should be evaluated, once work done

- Insufficient case information → Unable to determine case status
VEHICLE MAINTENANCE FACILITY (T0603702001)
2300 Redondo Ave. Long Beach, CA 90815

Case Age: 23 years
Primary COC: Waste oil / Motor / Hydraulic / Lubricating
RP Identified: US Postal Service
Potential Media Affected: Other GW (Uses Other Than Drinking Water)
Current land use: Commercial
Well Network: N/A

Possible Reasons Why This Case Is So Old
• Lack of/no oversight and RP involvement
• No case history/report upload to GeoTracker – no site activities?

Activities Conducted to Date Based on GeoTracker T0603702001

- Assessment last 5 years
  • Appears None

- Assessment older than 5 years
  • Appears None

- Remediation last 5 years
  • Appears None

- Remediation older than 5 years
  • Appears None
**Review Conclusions** T0603702001

- Review indicates:
  - No reports/documents in GeoTracker → appears to have no activity/cleanup at this site
  - Potential media affected is “Other Groundwater (Uses Other Than Drinking Water)”
  - GeoTracker indicates case is in “Open – Site Assessment”

- Discussion:
  - Any case information available?
  - RP and GeoTracker compliance issues need to be resolved
  - Cleanup closure timeline should be evaluated

- Insufficient case information → Unable to determine case status
WARDS FURNITURE (T0603726715)
1855 Pacific Ave. Long Beach, CA 90806

Case Age: 23 years
Primary COC: Xylene
RP Identified: Robert Ward (Wards Furniture Company) – Unclaimed in Geotracker
Potential Media Affected: Soil
Current land use: Store (Tu Casa Furniture)
Well Network: N/A

Possible Reasons Why This Case Is So Old
• Lack of/no oversight and RP involvement
• No case history/report upload to Geotracker – no site activities?
• Notice to comply send in 2009, no response

<table>
<thead>
<tr>
<th>ACTIVITIES REPORT</th>
<th>ACTIVITY TYPE</th>
<th>ACTIVITY ACTION</th>
<th>ACTION DATE</th>
<th>RECEIVED / ISSUE DATE</th>
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<td>NOTICES</td>
<td>Letter Notice</td>
<td>7/2/2009</td>
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NOTE: Data queried from Geotracker and reviewed in September 2010

Activities Conducted to Date Based on Geotracker T0603726715

Assessment last 5 years
• Appears None

Remediation last 5 years
• Appears None

Assessment older than 5 years
• Appears None

Remediation older than 5 years
• Appears None
Review Conclusions T0603726715

- Review indicates:
  - No reports/documents in GeoTracker
  - Activities Report indicates “Letter – Notice” (7/2/2009) to RP to request for a site characterization → no response
  - Potential media affected is “Soil”
  - Potential contaminants of concern is “Xylene”
  - GeoTracker indicates case is in “Open – Site Assessment”

- Discussion:
  - Any case information available?
  - RP and GeoTracker compliance issues need to be addressed
  - Cleanup closure timeline should be evaluated.

- Insufficient case information → Unable to determine case status
LANDMARK SQUARE (T0603744316)
125 W Ocean Blvd. Long Beach, CA 90802

Case Age: 21 years
Primary COC: N/A
RP Identified: Jerry Fortier (Trizechahn Colony Square GP LLC) – Unclaimed in GeoTracker
Potential Media Affected: Under Investigation
Current land use: Commercial (Various)
Well Network: N/A

Possible Reasons Why This Case Is So Old
- Lack of/no oversight and RP involvement
- No case history/report upload to GeoTracker – no site activities?

<table>
<thead>
<tr>
<th>CLEANUP OVERSIGHT AGENCIES</th>
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<tr>
<td>LONG BEACH SIGNAL HILL, CITIES OF</td>
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<tr>
<td>CASEWORKER: CARMEN PICO</td>
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<td>LOS ANGELES RWQCB (REGION 4)</td>
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Activities Conducted to Date Based on GeoTracker T0603744316

<table>
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<tr>
<th>Assessment last 5 years</th>
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<table>
<thead>
<tr>
<th>Assessment older than 5 years</th>
<th>Remediation older than 5 years</th>
</tr>
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<tbody>
<tr>
<td>Appears None</td>
<td>Appears None</td>
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</table>

NOTE: Data queried from GeoTracker and reviewed in September 2010.
Review Conclusions T0603744316

- Review indicates:
  - No reports/documents in GeoTracker → appears to have no activity/cleanup at this site
  - Potential media affected is “Under Investigation”
  - Potential contamination of concern is “Unknown”
  - GeoTracker indicates case is in “Open – Site Assessment”

- Discussion:
  - Any case information available?
  - RP and GeoTracker compliance issues need to be resolved
  - Cleanup closure timeline should be evaluated

- Insufficient case information → Unable to determine case status
PRINT L.A. INC. (T0603701959)
1520 16th St. W. Long Beach, CA 90813

Case Age: 20 years
Primary COC: N/A
RP Identified: Print LA Inc – Unclaimed in GeoTracker
Potential Media Affected: Other GW (Uses Other Than Drinking Water)
Current land use: Warehouse
Well Network: N/A

Possible Reasons Why This Case Is So Old
• Lack of/no oversight and RP involvement
• No case history/report upload to GeoTracker – no site activities?

NOTE: Data queried from GeoTracker and reviewed in September 2010

Activities Conducted to Date Based on GeoTracker T0603701959

Assessment last 5 years
• Appears None

Remediation last 5 years
• Appears None

Assessment older than 5 years
• Appears None

Remediation older than 5 years
• Appears None
Review Conclusions T0603701959

- Review indicates:
  - No reports/documents in GeoTracker → appears to have no activity/cleanup at this site
  - Contamination of concern is unknown
  - Potential media affected is “Other Groundwater (Uses Other Than Drinking Water)”
  - GeoTracker indicates case is in “Open – Remediation”

- Discussion:
  - Any case information available?
  - RP and GeoTracker compliance issues need to be resolved
  - Cleanup closure timeline needs to be evaluated

- Insufficient case information → Unable to determine case status
ANDREWS AUTOMOTIVE (T0603720962)
222 E 10th St. Long Beach, CA 90813

Case Age: 20 years
Primary COC: Gasoline, Waste Oil / Motor / Hydraulic / Lubricating
RP Identified: Harry Andrews (Andrews Automotive) – Unclaimed in GeoTracker
Potential Media Affected: Soil
Current land use: Commercial building
Well Network: N/A

Possible Reasons Why This Case Is So Old
• Lack of/no oversight and RP involvement
• 1 letter from agency written in June, 2009 requesting information. No reply.
• No case history/report upload to GeoTracker – no site activities?

<table>
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<tr>
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<th>ACTION TYPE</th>
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</table>

NOTE: Data queried from GeoTracker and reviewed in September 2010

Activities Conducted to Date Based on GeoTracker T0603720962

Assessment last 5 years
• Appears None

Remediation last 5 years
• Appears None

Assessment older than 5 years
• Appears None

Remediation older than 5 years
• Appears None
IMPEDIMENTS TO CLOSURE T0603720962
as reported by regulatory agency

Review Conclusions T0603720962

- Review indicates:
  - No reports/documents in GeoTracker → appears to have no activity/cleanup at this site
  - Activities Report indicates “Letter – Notice” (6/25/2009) to RP to request for a site characterization → no reply
  - Potential media affected is “Soil”
  - GeoTracker indicates case is in “Open – Inactive”

- Discussion:
  - Any case information available?
  - RP and GeoTracker compliance issues need to be resolved
  - Cleanup closure timeline should be evaluated

- Insufficient case information → Unable to determine case status
THUNDERBOLT ENGINEERING (T0603740915)
2315 E Curry St. Long Beach, CA 95112

Case Age: 20 years
Primary COC: Benzene, Gasoline and Toluene
RP Identified: Henry & Joanne Bolt (Thunderbolt Engineering) – Unclaimed in GeoTracker
Potential Media Affected: Soil
Current land use: Parking Lot
Well Network: N/A

Possible Reasons Why This Case Is So Old
• Lack of/no oversight and RP involvement
• 1 letter sent by agency in July 2009 requesting assessment and report, no reply
• No case history/report upload to GeoTracker – no site activities?

Activities Conducted to Date Based on GeoTracker
T0603740915

Assessment last 5 years
• Appears None

Remediation last 5 years
• Appears None

Assessment older than 5 years
• Appears None

Remediation older than 5 years
• Appears None

NOTE: Data queried from GeoTracker and reviewed in September 2010.
Review Conclusions T0603740915

- Review indicates:
  - No reports/documents in GeoTracker → appears to have no activity/cleanup at this site
  - Activities Report indicates “Letter – Notice” (7/2/2009) to RP to request for a site characterization → no reply
  - Potential media affected is “Soil”
  - GeoTracker indicates case is in “Open”

- Discussion:
  - Any case information available?
  - RP and GeoTracker compliance issues need to be resolved
  - Cleanup closure timeline should be evaluated

- Insufficient case information → Unable to determine case status
CITY OF LONG BEACH
DEPT OF PUBLIC WORKS (T0603766654)
300 Redondo Ave. Long Beach, CA 90814

Case Age: 19 years
Primary COC: Benzene, Gasoline, Toluene and Xylene
RP Identified: Long Beach, City of – Unclaimed in GeoTracker
Potential Media Affected: Soil
Current land use: Medical (Dental Offices)
Well Network: N/A

Possible Reasons Why This Case Is So Old
• Lack of/no oversight and RP involvement
• Letter, Notice of Responsibility and request for assessment sent by agency in 2007, no record of any reply.
• No case history/report upload to GeoTracker – no site activities?
• City attempting to regulate City entity?

NOTE: Data queried from GeoTracker and reviewed in September 2010

Activities Conducted to Date Based on GeoTracker T0603766654

Assessment last 5 years
• Appears None

Remediation last 5 years
• Appears None

Assessment older than 5 years
• Appears None

Remediation older than 5 years
• Appears None
Review Conclusions T0603766654

- Review indicates:
  - No reports/documents in GeoTracker → only one Notice of Responsibility letter (2007) from City of Long Beach informing RP of release from the four 550-gal tanks removed, and requesting for Site Characterization
  - Potential media affected is “Soil”
  - GeoTracker indicates case is in “Open – Inactive”
- Discussion:
  - Any case information available?
  - RP and GeoTracker compliance issues should be resolved
  - Consider transferring case to LA-RWQCB for oversight and enforcement to avoid apparent conflicts in interest.
- Insufficient case information → Unable to determine case status
KINGS HAND CAR WASH (T0603773155)
1700 Martin Luther King Ave. Long Beach, CA 90813

Case Age: 19 years
Primary COC: Gasoline, Lead, Other Solvent or Non-Petroleum Hydrocarbon
RP Identified: George McGinest/Donna McGinest
– Unclaimed in GeoTracker
Potential Media Affected: Soil
Current land use: Unknown
Well Network: N/A

Possible Reasons Why This Case Is So Old
- Lack of/no oversight and RP involvement
- No case history/report upload to GeoTracker – no site activities?
- Recalcitrant RP, no funding availability to perform work

Activities Conducted to Date Based on GeoTracker
T0603773155

Assessment last 5 years
- Appears None

Remediation last 5 years
- Appears None

Assessment older than 5 years
- Appears None

Remediation older than 5 years
- Appears None

NOTE: Data queried from GeoTracker and reviewed in September 2010
**Review Conclusions** T0603773155

- Review indicates:
  - No reports/documents in GeoTracker → only 2 letters:
    (1) Notice to Comply (2007)
    (2) Letter from RP (2009?) – RP is not the original owner of the tank and does not have the financial ability to conduct cleanup
      - Potential media affected is “Soil”
      - GeoTracker indicates case is in **Open – Inactive**
  
- Discussion:
  - Any case information available?
  - RP and GeoTracker compliance issues need to be resolved.
  - Possible to identify additional RPs and force assessment and cleanup?
- Insufficient case information → Unable to determine case status
Case Age: 18 years
Primary COC: Gasoline
RP Identified: Kay Mendoza – Unclaimed in GeoTracker
Potential Media Affected: Soil
Current land use: Parking Lot
Well Network: N/A

Possible Reasons Why This Case Is So Old
- Lack of/no oversight and RP involvement
- Letter sent by agency in 2009 requesting assessment of contamination, no reply.
- No case history/report upload to GeoTracker – no site activities?

Activities Conducted to Date Based on GeoTracker T0603771075

Assessment last 5 years
- Appears None

Remediation last 5 years
- Appears None

Assessment older than 5 years
- Appears None

Remediation older than 5 years
- Appears None
IMPEDIMENTS TO CLOSURE T0603771075
as reported by regulatory agency

Review Conclusions T0603771075

- Review indicates:
  - No reports/documents in GeoTracker → appears to have no activity/cleanup at this site
  - Activities Report indicates “Letter – Notice” (7/9/2009) to RP to request for a site characterization → no reply
  - Potential media affected is “Soil”
  - GeoTracker indicates case is in “Open – Site Assessment”

- Discussion:
  - Any case information available?
  - RP and GeoTracker compliance issues need to be resolved
  - Cleanup closure timeline should be evaluated, letter sent to agency in 2009 was not responded to by RP

- Insufficient case information → Unable to determine case status
PEABODY MANAGEMENT (T0603717789)
2308 Linden Ave. Long Beach, CA 90806

Case Age: 17 years
Primary COC: Benzene, Other Solvent or Non-Petroleum Hydrocarbon
RP Identified: Micheal D Rodriguez (Peabody Management) – “RPRP1IND” – Unclaimed in GeoTracker
Potential Media Affected: Soil
Current land use: Residential
Well Network: N/A

Possible Reasons Why This Case Is So Old
• Lack of/no oversight and RP involvement
• No case history/report upload to GeoTracker – no site activities?

Activities Conducted to Date Based on GeoTracker T0603717789

**Assessment last 5 years**
• Appears None

**Assessment older than 5 years**
• Appears None

**Remediation last 5 years**
• Appears None

**Remediation older than 5 years**
• Appears None
IMPEDIMENTS TO CLOSURE T0603717789
as reported by regulatory agency

Review Conclusions T0603717789

• Review indicates:
  – No reports/documents in GeoTracker appears to have no activity/cleanup at this site
  – No RP listed in GeoTracker
  – Potential media affected is “Soil”
  – GeoTracker indicates case is in “Open – Site Assessment”

• Discussion:
  – Any case information available?
  – RP and GeoTracker compliance issues need to be resolved
  – Cleanup closure timeline should be evaluated

• Insufficient case information → Unable to determine case status