



October 1, 2009

California Regional Water Quality Control Board

Los Angeles Region

Tracy Egoscue, Executive Officer

Executive Officer's Report

The Executive Officer's Report is not intended to be an exhaustive list, but rather highlights of Regional Board staff activities from the previous month.

Watershed Management

Watershed Stakeholder Activities

Nine of the ten watershed management areas in the Los Angeles Region have extensive stakeholder involvement (represented by agencies, individuals, businesses, and nonprofit organizations) in watershed and subwatershed activities including development of planning documents and implementation of restoration projects. Major watershed activities involving multiple stakeholders include participation in the Integrated Regional Water Management Plan process to address areawide water supply, water quality, and open space issues; and development and implementation of various water quality and wetlands restoration plans such as is occurring at Colorado Lagoon in Long Beach and at Ormond Beach Wetlands in Ventura County. Additional information on watershed stakeholder activities may be found at http://www.waterboards.ca.gov/losangeles/water_issues/programs/regional_program/index.shtml#Watershed.

Watershed Management Initiative Chapter

Each Regional Board has a "chapter" in a statewide document which describes the Region's watersheds and their priority water quality issues. Updates occur as needed; the last update occurred in December 2007. The 2007 document can be downloaded at http://www.waterboards.ca.gov/losangeles/water_issues/programs/regional_program/index.shtml#Watershed. In addition, there is a clickable map of the region's watersheds for information specific to each one including State of Watershed Reports, where available, and lists of permits and impaired waters.

Funding

Information on a wide variety of funding sources is available on the California Watershed Funding Database website at <http://calwatershedfunds.org/>. Both Los Angeles and Ventura Counties have developed Integrated Regional Water Management Plans (IRWMPs) in order to qualify for funding under Propositions 50 and 84. The Los Angeles County IRWMP may be viewed at <http://www.lawaterplan.org/> which also includes information on meeting schedules and summaries. The Greater LA Region is composed of five subregions which conduct separate steering committee meetings. The Ventura County IRWMP is available at <http://www.watershedscoalition.org/> which also includes information on meeting schedules and summaries. Committees/councils for the County's watersheds generally meet on a monthly basis. The Water-

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and enhance the quality of

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for the benefit of present and

future generations.

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sheds Coalition of Ventura County meets as a combined group less frequently. Stakeholders in the upper Santa Clara River watershed have developed a separate IRWMP which is available at <http://www.scrwaterplan.org>.

Landfills Unit

Program Status

Rod Nelson

The State Water Resources Control Board is in the process of developing a program for dischargers to electronically submit monitoring data, correspondence, and technical reports, to the Regional Boards. Currently three electronic reporting systems are being used among the different programs at the Regional Board: Paperless Office, CIWQS, and Geotracker. Ultimately, these data will be accessible by the public.

California Mushroom Farm Inc. (File No. 09-0186)

Enrique Casas

The California Mushroom Farm, Inc. operates a commercial mushroom farm located at 4400 Olivas Park Drive in Ventura. The farm includes a large straw composting operation for the on-site production of mushroom growing medium and a surface impoundment where process water and stormwater runoff is collected for recirculation and reuse. In response to odor complaints, and in coordination with staff of the Ventura County Environmental Health Department, Regional Board staff, conducted an inspection of the farm on April 17, 2009. During the inspection it was determined that the Discharger is discharging process water from the composting and surface impoundment facilities to the Santa Clara River and to groundwater. The existing concrete pad in the composting area is heavily cracked and in very poor condition. Standing water lines (“bathtub ring”) at the top of the impoundment at the same elevation as a concrete spillway leading to a perimeter ditch that flows to the Santa Clara River is evidence of overflow of the surface impoundment.

Because of the significant amount of process water used in the composting operation and the potential for infiltrating to groundwater, the composting operation must be managed pursuant to class II waste pile requirements of title 27 of the California Code of Regulations (27 CCR). Moreover, the existing surface impoundment is also subject to applicable requirements of 27 CCR. In response to a CWC section 13260 directive, the Discharger has undertaken a review of operating procedures to make improvements to straw conditioning and surface impoundment operations as follows:

- Review of the surface impoundment engineering, design capacity, and process water budget;
- Purchase of zero-bleed chillers to eliminate the discharge of blowdown water into the process water system
- A coring project to inspect the concrete slab and soil underlying the straw composting area;
- Collection of water samples from the surface impoundment and straw-conditioning pad to characterize process water quality;
- Assessment of the feasibility of constructing a separate stormwater collection system;
- Coordination with the Natural Resources Conservation Service for financial and technical assistance for planned environmental quality improvements to the facility.

Recognizing that design improvements to the Facility offer the potential for long-term mitigation of potential groundwater impacts, Regional Board staff is holding in abeyance, through October 9, 2009, the requirement to submit an ROWD/Form 200 conditioned on continued close coordination on proposed Facility improvements.

Gardena Valley No. 5 Landfill (File No. 61-046)

Enrique Casas

The Department of Toxic Substances Control (DTSC) and Water Board staff jointly oversee the on-going investigation and cleanup of a 76-acre redevelopment on the former Golden Eagle Refinery in Carson. The Water Board is lead for a 10-acre portion of the site that was used for waste disposal (Gardena Valley No. 5 Landfill), while DTSC is lead for the remaining portion of the site, where refinery operations occurred.

The existing asphalt concrete cover and gas collection and monitoring systems that were constructed over the waste disposal site in the 1990s are in need of post-closure maintenance upgrades. Water Board staff issued a directive pursuant to California Water Code Section 13267 to Eni Petroleum (discharger / responsible party), to upgrade the final cover system to include a geomembrane-based resistive barrier layer. Eni was made responsible for a revised final cover design whose performance can control contaminants, support cleanup operations, and is adequate for the proposed end use, which in the case of this site was a parking lot for a community church.

Regional Board staff held in abeyance a requirement for long-term mitigation of the weathered existing asphaltic concrete cover while Glory Christian Fellowship International, Inc. (GCFI), a prospective purchaser of the Landfill property, developed an action plan for a superior remedy, namely remediation / clean closure of the Landfill. On March 11, 2009, based on our understanding that GCFI had determined that their proposed remediation / clean closure of the Landfill was infeasible, Regional Board staff terminated the abeyance. In addition, On March 24, 2009, Regional Board staff conducted an unannounced inspection of the Landfill to confirm the condition of stormwater controls. Based on inspection results, Regional Board staff concluded that postclosure maintenance of the existing intermediate cover and stormwater BMPs are inadequate and issued a Notice of Violation to Eni on June 12, 2009. In response to study results indicating that rising regional groundwater is impacting the base layers of refuse fill, Eni was directed to complete a site plan and preliminary design to mitigate the weathered asphaltic concrete final cover as well as a revised the groundwater monitoring program and continue pursuit of Landfill remediation / clean closure.

Groundwater Permitting Unit—(Non Chapter 15)

Compliance of Oxnard Forebay Prohibition

David Koo

On August 27, 2009, Regional Board staff attended the public meeting for El Rio property owners and residents living within the area of Phases 7 and 7A of the sewer construction project. The sewer system, still under construction, will help achieve compliance with the Oxnard Forebay prohibition that the Board adopted in 1999.

The meeting was divided into two sessions – a Spanish session at 6:00 p.m. and an English session at 7:30 p.m. Ventura County Supervisor John Zaragoza was the opening speaker at the meeting. After that, Mr. Reddy Pakala, Director of the Ventura County Water and Sanitation Department, provided information regarding applicable fees, procedures to connect to the new sewer system, and abandoning the septic tanks at the meeting. In addition, information on grant opportunity for very low-income homeowners (who occupy their homes) for construction of a lateral line to connect to the main sewer line was also provided. Staff from the Ventura County Building and Safety Department were also present onsite to facilitate the permit application process for the property owners and residents.

The total cost of the El Rio sewer system project is \$38 million. The State of California and USEPA have provided approximately \$29 million in grants for the project. The remaining balance will come from a low interest loan from the State of California known as State Revolving Fund (SRF).

Proposed Prohibition -- On-Site Wastewater Disposal Systems (OWDSs) in the Malibu Civic Center Area

Dionisia Rodriguez

On November 5, 2009, the Regional Board will consider a proposal to prohibit on-site wastewater disposal systems (septic systems) in the Malibu Civic Center area. The proposed prohibition will not allow new septic discharge immediately upon its adoption and prohibit further discharge from existing dischargers in five years. The prohibition applies to all dischargers in the Civic Center area, including commercial and industrial facilities, public facilities and residences.

To assist with its deliberations, the Regional Board is seeking public comment on the proposed prohibition. Stakeholders and other interested parties can comment on the proposed prohibition by attending a workshop or community meeting, by submitting written comments, or by providing oral testimony during the Regional Board's November meeting.

Regional Board staff held a workshop on September 1, 2009 at Pepperdine University from 10:00 am to 11:50 am. There were 106 attendees made up of dischargers, residents, consultants and representatives from other public agencies and environmental groups. Wendy Phillips, Rebecca Chou, and Elizabeth Erickson made presentations on the five technical lines of evidence (polluted lagoons, polluted beaches, polluted groundwater, compliance record of permitted dischargers and reliance on hauling raw sewage) that form the basis of the prohibition. There was a comment period after the presentations. The comments ranged from requests for clarification, expressions of support for the prohibition, concerns about financial burdens, and opposition to the prohibition, including desire for more time that will allow the City to complete five studies underway. A community meeting is scheduled on October 1, 2009 from 6 pm to 8 pm at Pepperdine University.

Underground Storage Tank Program

Completion of Corrective Action at Leaking Underground Fuel Storage Tank Sites

Yue Rong

Regional Board staff have reviewed corrective actions taken for soil and/or groundwater contamination problems from leaking underground storage tanks for the time of **August 7, 2009** through **September 14, 2009**, and determined that no further corrective actions are required for the following sites:

- Former Nissan North American, Inc., Los Angeles (902480198)
- Martin Property (Santa Monica Isuzu), Santa Monica (904040116)

For the case closure sites above, a total of **308** tons of impacted soils were excavated.

Executive Officer issued general Waste Discharge Requirements (WDRs)

Yue Rong

The Executive Officer, on behalf of the board, issued a general Waste Discharge Requirements (WDRs) to Carson City Center, located in Carson (8/31/09). The WDRs issued for injection of oxidation compounds to the impacted aquifer for in-situ groundwater cleanup, which is designed to save water resources by avoiding discharging the treated water to the ocean.

Enforcement Unit

NPDES Facility Inspections

Enforcement Unit NPDES inspector conducted inspections at 8 facilities with NPDES Permits since September 3, 2009. Inspection of these facilities is a required part of the NPDES program.

13267 Order:

A 13267 Order to Submit Information Letter was issued to the City of Simi Valley on September 9, 2009 for the August 30, 2009 unpermitted discharge of raw sewage at Arroyo 1482 4th Street in Simi Valley, CA. The Discharger has until October 13, 2009 to submit the required information and report to the Regional Board.

Expedited Payment Program:

STIPULATED ORDER on SETTLEMENT OFFER NO. R4-2008-0105-M was issued to the City of Los Angeles, Department of Water and Power, Scattergood Generating Station (Permittee) on August 26, 2009 in the amount of \$12,000 for alleged violations of Regional Board Order No. R4-2000-0083, NPDES Permit No. CA0000370. On November 12, 2008, the City of Los Angeles Department of Water and Power accepted the Regional Board's offer to participate in the Expedited Payment Program and waived their right to a hearing. The Regional Board received the Permittee's penalty payment on August 20, 2009.

Well Investigation Program

AGERE/LSI , (Area 3), Alhambra

Curt Charmley)

Site inspections were conducted during the month of September to confirm potential responsible parties (PRPs) that may have contributed to the soil and groundwater contamination near the site. Initial investigations were conducted by Regional Board staff in 2000, however, because of the development of a *Draft Clean-Up and Abatement Order (CAO)* that is being considered, additional information seemed warranted with respect to re-inspections.

These properties included: 1) a copying press business, a janitorial supply business, a commercial food distribution business, and a precision machining business. Each business was issued new chemical use questionnaires (CUQ) and site information requests to update Regional Board files. In addition, site inspections were conducted and current site conditions were documented to develop inspection reports to supplement the current files.

Fashion Cleaners (Area 3 OU), South Pasadena

Curt Charmley

The facility is an active dry cleaning business located in the Northwestern portion of the Area 3 Operable Unit (Area 3 OU). The property is a part of a mixed commercial/retail businesses. Investigative efforts at the site have been conducted to the extent that a groundwater monitoring well was installed. Groundwater beneath the site is at approximately 75 feet bgs. Tetrachloroethylene (PCE) have been detected in groundwater samples at almost 100 times the State maximum contaminant level (MCL).. However, groundwater is perched on a bedrock structure beneath the facility and shallow PCE soil vapor became more an immediate concern.

Consequently a recent soil investigation conducted in July revealed elevated concentrations of PCE at shallow depths beneath the facility. The PCE concentrations detected in the soil vapor samples collected at less than 10 bgs range up to 5,900 micrograms per liter (µg/l). These levels far exceed the California Human Health Screening values for PCE in shallow soil. Based on these results Regional Board staff met with the property owner to address this contamination and discussed the need for additional assessment, cleanup, and risk assessment measures.

Golden Cleaners, Canoga Park

Curt Charmley

The facility is an active dry cleaning business in Canoga Park. The site is part of a large mixed commercial/retail businesses property. A Regional Board Order was issued dated September 21, 2009 to address further cleanup efforts that include targeting shallow soil vapor and groundwater contamination issues. Past investigative efforts at the site have been conducted to the extent that several groundwater monitoring wells have been installed and in-situ remedial activities were conducted. However, a former underground storage tank release and residual tetrachloroethylene (PCE) contamination have yet to be addressed. Additional work is necessary to address the groundwater assessment and cleanup goals as well as a comparison the California Human health Screening Levels (CHHSLs) for the potential threat to offsite exposure.

Harry C. Hudson Company (Area 3 OU), Alhambra

Curt Charmley

A site re-inspection was recently conducted at the property as part of completing the case closure consideration process. This inspection included the re-issuance of Regional Board File documents confirming that no changes in the facility operations and that the facility does not or has not stored or used volatile organic compound (VOCs) specifically tetrachloroethylene (PCE) or trichloroethylene (TCE) onsite. The site was inspected and a report was developed documenting the current conditions. The chemical use questionnaire (CUQ) information was reviewed and a no further requirements letter “NFR” was issued to the property owner.

Site Cleanup Program (Unit II)

ConocoPhillips Terminal No.0381, Los Angeles,

Pinaki Guha-Niyogi

The offsite exterior soil gas, indoor and ambient air, sub-slab and 5-foot sampling inside the four buildings, offsite from the ConocoPhillips (COP) Terminal, was successfully completed the week of May 11, 2009, after the owner of the building located at 267 West 138th Street (Building 267), Mr. Zelikowsky, agreed to provide access to his building, based on a meeting that Regional Board staff had with him on May 12, 2009, at his office. Mr. Zelikowsky is the owner of Building 267 as well as the property, south of West 138th Street, occupied by AAW Doors (AAW), located at 13900 South Broadway.

Stantec Consulting Corporation (Stantec), on behalf of COP, provided the results of indoor air, sub-slab and shallow soil vapor testing inside the four offsite buildings to Regional Board, electronically, on July 7, 2009. The report that provided and discussed the results of this testing was entitled *Indoor Air, Sub-Slab, and Shallow Soil Vapor Off-Site Assessment Report (Report)*, dated July 7, 2009, prepared by Stantec.

Regional Board staff provided the Report to DTSC so that DTSC could review the findings, provide comments and determine if there were any immediate health threats posed to the occupants of the four offsite buildings from vapor intrusion from migrating gasoline free product and volatile organic compounds

(VOCs) contaminant plumes from the COP terminal affecting or impacting soil vapor and groundwater quality beneath the offsite buildings.

DTSC's *Human and Ecologic Risk Division (HERD)* provided a draft memorandum to Regional Board on August 13, 2009, after completion of their evaluation of the Report. Regional Board staff provided comments back to DTSC upon review of the draft memo from the HERD group. Additionally, we received another draft memorandum from DTSC's Geological Services Unit (GSU) on August 19, 2009. Board staff provided comments upon review of the memo from the GSU group. DTSC incorporated Board staff's comments and sent us an updated version of their memo that included comments from both the HERD and GSU group, on August 31, 2009. The memo identified sampling deficiencies in soil vapor and indoor air sampling across the four offsite buildings and recommended another round of confirmatory soil vapor and indoor air testing, using proper sampling techniques and following acceptable sample collection procedures.

A meeting was held in our office on September 3, 2009, between Regional Board, COP, Stantec, COP's representative and DTSC to discuss the sampling deficiencies and suggest how those deficiencies could be corrected in the next round of confirmation testing that is planned in the coming weeks. As a follow-up to that meeting, COP provided a Memorandum of Understanding (MOU) to Regional Board and DTSC on September 15, 2009, summarizing their understanding of the changes in sample collection procedures recommended by the agencies. DTSC is currently reviewing the MOU and will provide their comments upon completion of review, after which COP will submit a final work plan to implement the next round of confirmation testing.

Previously, Regional Board staff met with Mr. Zelikowsky, Mr. John Campbell and their technical consultants on July 29, 2009, to provide them an opportunity to explain their position and their expectations about the ongoing investigations related to the COP terminal. Board staff listened to the team and assured them of our continuing commitment to the project. We reiterated to the group that their suggestions would be taken into consideration.

As a follow-up to the July 29th meeting, Regional Board staff reviewed Stantec's report entitled *Work Plan Addendum No. 2, Offsite Soil, Soil-Vapor and Dissolved-Phase Groundwater Assessment*, (Addendum) dated April 13, 2009. The Addendum was prepared and submitted to more fully delineate the lateral and vertical extent of petroleum hydrocarbon impacts down-gradient of the COP terminal and south of West 138th Street, at AAW.

Furthermore, Regional Board staff conducted a site inspection of AAW on August 6, 2009, to review and modify the sampling locations proposed in the Addendum. The final sampling locations for multi-depth soil vapor sampling, CPT-UVOST borings and hydropunch groundwater sampling were selected after completion of the inspection. On the same day, staff from DTSC also conducted an inspection of the industrial building located at the northeast corner of the AAW property facing West 138th Street to determine optimum locations for indoor air, sub-slab and 5-foot soil vapor sampling inside the building, in conjunction with Regional Board staff.

On August 18, 2009, Regional Board sent out a letter along with a 13267 Order (Order), approving the Addendum, directing COP to submit a technical report describing the findings of this offsite assessment, by October 29, 2009. This letter and Order will pave the way for the offsite investigations to proceed at AAW. Prior to issuance of the letter and the Order, Board staff had asked COP and Stantec to make arrangements to perform the fieldwork described in this Order without any delays so that COP & Stantec would be in a position to execute the field investigations at a rapid pace, after the Order was issued.

The field investigations at AAW Doors commenced this week in accordance with our August 18, 2009, letter and Order.

Regional Board staff has been coordinating activities with COP, Stantec, DTSC and offsite property owners and their representatives to ensure that the ongoing investigations continue without any delays or impediments due to the sensitive nature of the project.

Cerro Metal Products Company, Paramount

Pinaki Guha-Niyogi

We approved Soil Closure for the former Cerro Metal Products Company site, located at 14900 Garfield Avenue in Paramount. This will pave the way for redevelopment of this 28-acre property into a large 551,897 square-foot dry goods distribution warehouse with truck bays for delivery and redistribution of goods to grocery stores throughout Southern California. The new facility is a technologically advanced "green" facility. Formerly, this site was used as a brass manufacturing facility. The redevelopment of this contaminated property will create jobs and bring in revenue for the city of Paramount.

Groundwater assessment and remediation are in progress concurrently at the site. The downgradient extent of the groundwater plume has not been delineated due to access problems with the offsite property owner. However, groundwater extraction and ex situ treatment (pump-and-treat) of chlorinated VOCs and 1,4-Dioxane is continuing, utilizing an advanced oxidation treatment unit (HiPOx system). The full scale startup and operation of the groundwater treatment system was initiated on June 6, 2006. The system was shut down from May 2007 to December 2008 during construction activities and to repair the treatment system which had been vandalized. The system was restarted on January 8, 2009. Treated groundwater is being discharged to the Los Angeles County Sanitation District sewer under an approved permit. The treatment system compound is situated along the southern property boundary. The system will remain in operation until remedial objectives are met and the Regional Board approves ceasing remedial operations.

Gehr Industries, Commerce

Don Indermill

The RWQCB has reviewed site assessment and groundwater monitoring documents submitted for this operating manufacturing site in Commerce. A former owner is paying for assessment and oversight costs until the site is closed. Soil closure may be achieved soon when OEHHA finishes review soil assessment documents. Groundwater closure will require better offsite delineation of moderate VOC concentrations detected beneath and adjacent to the site.

The Former Western Chemical (now All-Tex Inks, Inc.), La Mirada

Greg Bishop

The site lies between the I-5 Freeway and the Southern Pacific Railroad near the Los Angeles County/ Orange County border. A release of various hazardous volatile organic compounds (VOCs) occurred at the site at least as far back as 1973, resulting in impact to shallow groundwater and soil.

Regional Board staffs have been working closely with the responsible party's team to evaluate off-site assessment progress made and to move toward complete assessment. As a result, Regional Board staffs have required additional assessment, indoor air monitoring, vapor intrusion modeling, and interim remedial action.

Access to neighboring properties has had mixed cooperation in the past. Regional Board staff are working with the responsible party to gain access to additional properties where sampling is considered necessary to complete delineation. Verbal agreements for site access have been reached with all parties identified as re-

quiring site access. Formal negotiations have been completed with most parties requiring property access.

An Interim Remediation Action Work Plan was approved by this Regional Board for the responsible party to install a dual-phase extraction system at the site. However, delays associated with obtaining permits from the South Coast Air Quality Management District have been encountered due to a moratorium on new permits. This moratorium has recently been waived for some equipment manufacturers, which should enable faster implementation of the IRAP. A groundwater pump-and-treat remedy has been proposed in lieu of the dual-phase extraction system to allow for faster implementation. Regional Board staffs are evaluating this option. Following complete plume delineation, a larger-scale system is anticipated to remediate the entire impacted area.

Caltrans is widening the I-5 Freeway in the vicinity of the site and is coordinating their activities with the Regional Board where shallow groundwater exists. Regional Board staff has been working with Caltrans staff to communicate project progress and to inform Caltrans of potential impacts from the site to their I-5 expansion project. In addition, the Regional Board has been facilitating requests from Caltrans for information about other cases in the vicinity, including Site Cleanup Program and Underground Storage Tank sites.

Regional Board staff has completed an evaluation of a petition submitted by the responsible party requesting that additional entities be named as responsible parties. As part of the petition process, and under Executive Officer order, staff has prepared a draft Cleanup and Abatement Order for consideration that may include additional responsible parties.

BP HITCO, Gardena

Greg Bishop

The site is located within a predominantly industrialized portion of Gardena. The facility has been engaged in manufacturing operations dating to the 1940s that involved the use of solvents and resins. Products currently produced by the facility include carbon-based rocket nozzles and fiberglass radomes. Releases of chlorinated volatile organic compounds (VOCs) from the site are impacting soil and groundwater both on- and off-site.

Regional Board staff identified VOC impact in soil at a depth of 100 feet below the ground surface, which caused staff to be concerned that the Gage aquifer, located a short distance below that depth, could be impacted by the VOCs. Regional Board staff reviewed and approved a work plan to delineate the full extent of off-site groundwater impact, including the potential impact to the Gage aquifer. Field work has been completed for the initial phase of this investigation and Regional Board staffs are reviewing an associated report, which indicates that the uppermost portion of the Gage aquifer has been impacted with chlorinated solvents.

In addition, a remediation pilot study is underway using a bioaugmented remediation wall. The remediation activity has resulted in low pH due to the desired bioactivity consuming chlorinated hydrocarbons. Regional Board staff facilitated a revision to an existing Waste Discharge Requirements permit to allow the injection of a material to buffer the pH, which is expected to allow bioremediation to be more effective.

Former United Production Services (Former Occidental Research Corporation), La Verne

Bizuayehu Ayele

Glenn Springs Holdings, Inc. (GSHI), a subsidiary of Occidental Petroleum Corporation, submitted a site investigation work plan to fulfill the requirements of the Regional Board's Order, dated November 10, 2008. The Order requires GSHI, an affiliate to the former Occidental Research Corporation which operated a research facility at the site from approximately 1966 to 1986, to conduct onsite and offsite assessment to iden-

tify the sources of soil and groundwater contamination and delineate the full extent of the contamination in vadose and saturated zones.

Upon review of the work plan, the Regional Board found the work plan deficient and required GSHI to revise the work plan in a letter, dated July 23, 2009. On August 18, 2009, Regional Board staff met with GSHI's team to discuss the work plan in detail. Accordingly, the revised work plan will be submitted by September 20, 2009.

The Regional Board considers the site a brown field because of the planned development by the current owner of the property, University of La Verne, and the contaminated soil and groundwater impeding the planned development.

Former Smiland Paint Company, Los Angeles

Bizuayehu Ayele

The former Smiland Paint Company (SPC) submitted a work plan on January 5, 2009 to fulfill the requirements of the Regional Board's Order, dated October 9, 2008. The Order required SPC to conduct additional offsite assessment to identify the source(s) of the free product found floating on the water table in onsite and offsite soil borings.

SPC conducted the required offsite assessment and presented its findings during a meeting on August 6, 2009 with Regional Board staff. SPC also submitted the technical report documenting the assessment and its results on August 26, 2009. SPC reported that the free product is likely a degraded, naturally occurring hydrocarbon and is a regional problem affecting the area. It requested for a site closure, based on its assessment and findings.

The Regional Board staff is reviewing the technical report and will make a determination on SPC's request.

Former Excello Plating Company, Los Angeles

Larry Moore

As presented in the May 2009 EO Report, a Prospective Purchaser Agreement (PPA) request was made on April 8, 2009 by legal counsel representing Ralph's Groceries (Ralph's), and the Site (i.e., Spirito Family Trust). Regional Board Executive Management approved the request and is presently working on the PPA. The PPA will not be finalized and presented during a formal meeting with Regional Board members for review and approval, until certain tasks are completed by the Site and Ralph's. Additionally, the goal during the development of the Regional Board's PPA, is to review the USEPA's PPA to ensure the PPAs will not contradict one another.

Another major task for the Site is the development and submittal of a Remedial Action Plan (RAP) work plan and once the work plan is approved to submit the actual RAP. The work plan and RAP are due to the Regional Board by September 5, 2009 and January 15, 2010, respectively. The work plan will present the remedial approach to be used to remediate onsite soil including site specific cleanup goals. These site goals will be approved by the Regional Board and United States Environmental Protection Agency (USEPA) and then used for the remediation of the onsite soil. Additionally the goals will consider risk (i.e., protective of human health and the environment) and be protective of groundwater quality.

On August 4, 2009, the Site and Ralph's re-initiated the monthly technical conference calls, which previously had been put on hold. The calls are being conducted during the development and submittal of the Site's RAP work plan and RAP and to review and discuss proposed remedial alternatives using bench scale testing, leach modeling, risk assessment approaches, and cleanup goal calculations. On September 3, 2009 another

monthly technical conference call was completed and an update was provided to Regional Board and USEPA staff regarding the development and submittal of the RAP work plan. At this call Regional Board staff recommended the RAP work plan be reviewed by the California Department of Public Health (CDPH) and the Office of Environmental Health Hazard Assessment (OEHHA). The CDPH will review the work plan and the cleanup goals and how they relate to drinking water issues and the OEHHA will review the work plan because of the risk component. On September 8, 2009, the Regional Board, USEPA, and the California Department of Public Health (CDPH) received the RAP work plan and have begun reviewing the document. On September 17, 2009, the document was sent to OEHHA for review. The regulatory review should be completed by mid-October 2009.

The Site's "Ability to Pay (ATP)" request is still being evaluated by SWRCB staff. The analysis is to determine the liquid assets of the Site and to recommend whether funding is available to complete cleanup of onsite soil and groundwater. Presently, Ralph's, which owns the property to the north, east, and west of the Site and conducts 24-hour trucking operations, is still interested in providing the funds necessary to complete onsite soil cleanup to meet the Regional Board's CAO requirements.

Former G. L. Patterson Site, South El Monte Operable Unit

Carlos Ortez

The site was used for agricultural purposes from at least 1928 until approximately 1958, primarily used as a residential lot. From approximately 1958 to 1992, the site was owned by G. L. Patterson who used the facility as heavy equipment storage and repair facility which includes equipment maintenance, welding, and component rebuilding. The northern portion of the property was used for machinery maintenance and fueling (underground storage tanks for fuel and used oil and a clarifier), and the southern portion of the site was used for equipment storage. Six areas of concern were identified. These areas included a former repair/maintenance shed located in the southern portion of the site, a removed clarifier, the removed USTs, the heavy equipment parking area, the welding area, and the elevated chlorinated solvents noted in soil gas in the southern portion of the site.

The soil matrix concentrations detected were up to 48,900 milligrams per kilograms (mg/kg) of total recoverable petroleum hydrocarbons (TRPH), 8 micrograms per kilogram ($\mu\text{g}/\text{kg}$) of ethylbenzene, and 53 $\mu\text{g}/\text{kg}$ of xylenes, 29 $\mu\text{g}/\text{kg}$ of methylene chloride, 76 $\mu\text{g}/\text{kg}$ of acetone, 5 $\mu\text{g}/\text{kg}$ of toluene, and 18 $\mu\text{g}/\text{kg}$ of 2-butanone. Impacted soils were excavated site wide in June 1989. Three fuel underground storage tanks were removed in December, 1989. An onsite clarifier was removed on June 1992. Regional Board staff issued a partial no further action (NFA) letter on July 15, 1992 for the northern two-thirds of the site. The case is under Regional Board staff review for final closure.

Former Clayton Industries, El Monte Operable Unit

Carlos Ortez

The site is located at 4213 North Temple City Boulevard in El Monte, California. The site consists of a 22-acre brownfield lot. After demolition of existing industrial buildings and facilities, the property will be redeveloped into a commercial/industrial condominium. Single-family dwellings are located west of the site. Commercial and industrial facilities are located north, east, and south of the site. Clayton manufactured steam generators and automobile dynamometers. Raw steel was fabricated into steam generators and automobile dynamometers parts that were finished, assembled, and tested on site.

Regional Board staff verbally approved a complex remedial action plan (RAP) document during a meeting on February 29, 2008 between representatives of Wohl Property Group (current property owner) and Regional Board staff. During that time, the project had to move forward performing interim remedial measures to mitigate pending environmental issues and the demolition of the old infrastructures. The Risk-Based

Screening Evaluation included in the RAP document was reviewed and approved by Office of Environmental Health Hazards Assessments (OEHHA). The RAP document included two subsequent amendments; the last one dated June 3, 2008. A site inspection was performed on April 2, 2009 prior to the formal approval of the RAP documents. A meeting was held on September 16, 2009 with Wohl Property Group (current property owner) to discuss additional soil and groundwater investigation at the site included in the August 3, 2009 RAP approval letter and 13267 Order.

Former McMillen Oil Field Site, Gardena

(Carlos Ortez)

The site is located at 15200 Main Street in Gardena was primarily used for oil field operations. The site was redeveloped into a *Federal Express* trucking and docking facility. Although Regional Board issued a *Conditional No Further Requirements for the Vadose Zone Only* letter on April 25, 2008, issues regarding the groundwater quality beneath your site are still unresolved. Analytical results from groundwater sampling conducted at the Site confirmed contaminant concentrations of up to 264 micrograms per liter ($\mu\text{g/L}$) of total petroleum hydrocarbons (TPH) as gasoline, 572 $\mu\text{g/L}$ of TPH as diesel, 41 $\mu\text{g/L}$ of TPH as oil, 3.3 $\mu\text{g/L}$ of benzene, 0.44 $\mu\text{g/L}$ of ethylbenzene, 190 $\mu\text{g/L}$ of MTBE, 120 $\mu\text{g/L}$ of tetrachloroethene (PCE), 360 $\mu\text{g/L}$ of trichloroethene (TCE), 49 $\mu\text{g/L}$ of 1,1-dichloroethene (1,1-DCE), 1.9 $\mu\text{g/L}$ of n-propylbenzene, 420 $\mu\text{g/L}$ of tertiary butyl alcohol, 4.3 $\mu\text{g/L}$ of hexavalent chromium, 120 $\mu\text{g/L}$ of total chromium, and 14 $\mu\text{g/L}$ of perchlorate. In recent months, groundwater closure has been requested. Groundwater flow direction and the claimed offsite source of groundwater contamination have not been well characterized at the site. Regional Board staff has required the installation of three additional groundwater monitoring wells at strategic locations to answer those questions on a letter dated September 14, 2009.