

Prompting Clean-up and Redevelopment at Abandoned Gas Station Sites in California



BEFORE



AFTER

Michael Harris, Redhorse Corporation

National Tanks Conference – Louisville, KY - September 11, 2018



Keys to Success in Prompting Corrective Action and Redevelopment at Stalled UST Sites

1. Efficient use of tools for data sharing
2. Effective collaboration between stakeholders
3. Prioritization of opportunities based on available resources, site specific conditions, and technical needs
4. Tracking progress to build on successes

Tool 1: GeoTracker State Water Board Information Portal



- Environmental Database
- Geographic Information System (GIS)
- Generates Customized UST Site Reports
- Links to non-UST case information

GeoTracker Users



- Regulators
- Responsible Parties
- Consultants
- Laboratories
- General public

GeoTracker Announcements

- 8/15/2018 There has been an update to the Projects by Site Type and Status Type widgets. The Projects by Site Type widget now has the ability to filter by status. The Projects by Status widget is now able to filter by status and for specific site types. To swap a widget, select the gear icon on the left side of the home page and the "Select a Widget" menu will appear on each widget. Clicking on the "Select a Widget" menu will allow the user to select between the available widgets.
- 8/9/2018 The owner of a Southern California environmental laboratory, Cal Tech Environmental Laboratories (CTEL), has pleaded guilty to a felony charge of filing false information and overcharging for clean-up costs submitted to the UST Cleanup Fund. Please see the [Press Release](#) for additional information.
- 7/10/2018 There has been an update to the "Manage My Projects" module. "Non-case information" sites that have a status of "Information Item" are now treated as a "Closed" site, so they will not be listed under "Manage My Projects". To have these sites listed under "Manage My Projects", the status of each site will need to be changed to "Open" or "Active".

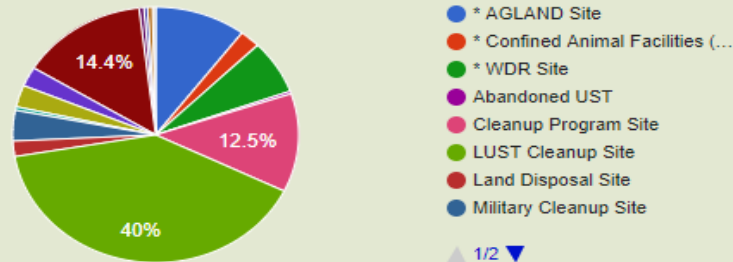
Recently Accessed Projects

PROJECT NAME	ADDRESS	CITY
TUDOR HALL APARTMENTS	150 17TH STREET	OAKLAND
FLAGG STATION	14900 ARROW HWY	BALDWIN PARK
EL CAMINO PLAZA	16300 CRENSHAW BLVD	TORRANCE
AMERICAN TRANSPORTATION SYSTEMS	3133 E SOUTH ST	LONG BEACH
UNOCAL #0752	800 HARRISON	OAKLAND

Status Filter: All Cases

Update Chart

Projects by Site Type - Statewide

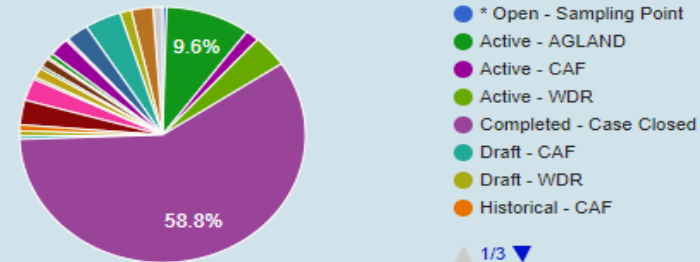


Status Filter: All Cases

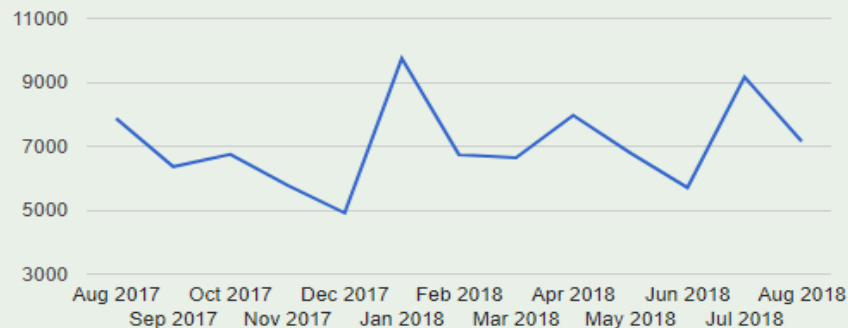
[VIEW / CHANGE INCLUDED SITE TYPES](#)

Update Chart

Projects By Current Status - Statewide



ESI Submittals - Statewide



Top 10 Reports Viewed - Last 45 Days

- [State of California Waterboards' Annual Performance Report \(BETA\)](#)
- [Site Status Summary Report](#)
- [Performance Measures Report \(UST\) - Regional Board](#)
- [USEPA Report](#)
- [Inactive / Stalled Cases Characteristics Report](#)
- [CUF Case Report](#)
- [Performance Measures Report \(Military / SCP\) - Regional Board](#)
- [Aging / No Activity Open Cases by Organization for LUST Cleanup Sites](#)
- [LTCP Checklist Data Export](#)
- [Inactive Cases Cleanup Report](#)



FLAGG STATION (T0603713290) - ([MAP](#))

[SIGN UP FOR EMAIL ALERTS](#)

14900 ARROW HWY
BALDWIN PARK, CA 91706-1824
LOS ANGELES COUNTY
LUST CLEANUP SITE ([INFO](#))
[PRINTABLE CASE SUMMARY](#) / [CSM REPORT](#)

CLEANUP OVERSIGHT AGENCIES
LOS ANGELES RWQCB (REGION 4) (**LEAD**) - CASE #: R-21652
CASEWORKER: [NHAN BAO](#)
LOS ANGELES COUNTY - CASE #: 016389-021652
CASEWORKER: [MANUEL R REGALADO](#)

[Summary](#) [Case Reviews](#) [Cleanup Action Report](#) [Regulatory Activities](#) [Environmental Data \(ESI\)](#) [Site Maps / Documents](#) [Community Involvement](#) [Related Cases](#)

Regulatory Profile

[PRINTABLE CASE SUMMARY](#)

CLEANUP STATUS - [DEFINITIONS](#)

OPEN - SITE ASSESSMENT AS OF 10/28/2015 - [CLEANUP STATUS HISTORY](#)

POTENTIAL CONTAMINANTS OF CONCERN

GASOLINE, WASTE OIL / MOTOR / HYDRAULIC / LUBRICATING

POTENTIAL MEDIA OF CONCERN

SOIL

FILE LOCATION

REGIONAL BOARD

USER DEFINED BENEFICIAL USE

NONE SPECIFIED

DESIGNATED BENEFICIAL USE(S) - [DEFINITIONS](#)

MUN, AGR, IND, PROC

DWR GROUNDWATER SUB-BASIN NAME

San Gabriel Valley (4-013)

CALWATER WATERSHED NAME

San Gabriel River - Upper San Gabriel (405.20)

Site History

No site history available

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Tool 2: UST Funding Programs

Main Petroleum UST Funding Programs in CA:

- 💧 Removal, Replacing, and Upgrading UST Program
- 💧 UST Cleanup Fund Program
- 💧 Orphan Site Cleanup Fund
- 💧 Emergency Abandoned, and Recalcitrant Account Program



Matching the Funds with the Needs

- Outreach to responsible parties and property owners
- Organized special workshops
- Attend EPA and Center for Creative Land Recycling funding workshops



Lessons Learned in Securing Stakeholder Buy-in

- Must bring stakeholders together to resolve technical and funding challenges
- Engage case managers
- Assist RPs directly in pursuit of funding
- Act as liaison and track follow up actions



PRIORITIZATION

Seeking New Targets - Priority Stalled Case Effort

- Review of over 3,000 open LUST cases in California
- Over 600 cases were deemed “Stalled” during review
- Priority cases were chosen in conjunction with USEPA and the State Water Board
- Held meetings with direct oversight staff
- Following up with Responsible Parties

Tracking Individual Success Stories



Villa Montgomery

Redwood City



View of Villa Montgomery Apartments and outdoor children's play area.

- Former Site Use: Gas Station
- Utilized \$601,032 from the OSCF
- 100% affordable multi-family housing
- LEED Gold Certified
- Includes 1,250 square feet of retail space, as well as 58 apartment units

Ashland Youth Center

San Leandro



Ashland Youth Center, completed on site of former Holland Oil Company facility.

- Former Site Use: Bulk fuel storage and sales facility
- Orphan Site Cleanup Fund provided \$167,000
- Site redeveloped into Ashland Youth Center with community health clinic

Fronk's Restaurant & Café Camellia

Bellflower



View of the completed Fronk's Restaurant, with outdoor seating and renovated Café Camellia building to the left.

- Former Site Use: Gasoline station, window tinting, and stereo installation
- EPA's TBA Program provided approximately \$65,000
- Site redeveloped into Fronk's Restaurant, and the existing Café Camellia building was also renovated
- The project is integrated with an adjacent, mixed-use affordable housing project

The Gateway

Carson



The Gateway is a low-income senior housing community with integrated retail shops in the heart of Carson, CA.

- Former Site Use: Gasoline service station
- Orphan Site Cleanup Fund provided \$556,022, paying for the removal of 4,200 tons of contaminated soil and 2,500 pounds of gasoline
- Site redeveloped into a 4-story, low-income senior housing community

Pork Chop Slims

Fall River Mills



View of former Roy's Chevron Station, and future site of Porkchop Slims, a new creative restaurant concept.

- Former Site Use: Service station
- EPA's TBA Program provided approximately \$100,000 for site investigation
- Proposed restaurant: Pork Chop Slims, a progressive restaurant concept

Success Story Template – State Water Board



State Water Resources Control Board

Fronk's Restaurant & Café Camellia • Bellflower, CA

July 2016

Project Description

Address: 16914 Bellflower Blvd. Bellflower, CA

Property Size: 0.33 acres

Former Uses: Gas station, window tinting and dry cleaners

Contaminants: Petroleum hydrocarbons

Redeveloped Use: Two restaurants with outdoor patio seating



Top photo: Before construction. Bottom photo: View of the completed Fronk's Restaurant, with Café Camellia building to the left.

Property History

The Fronk's/Café Camellia site is located on the corner of Bellflower Blvd. and Walnut Ave. in downtown Bellflower. The site is in a commercial area, adjacent to a mixed-use residential building, and has long been an eyesore because of the poorly maintained buildings and remnants of the former gas station. The property had previously been occupied by a fueling and service station from the 1940s to the 1970s. Since the 1970s, part of the site was used for a restaurant and the other part was used for window-tinting and car stereo installation services.

State Water Resources Control Board Actions:

The California State Water Resources Control Board (State Water Board) supports revitalization of unused or underutilized properties with known or potential contamination. In 2011, the State Water Board discovered the Fronk's/Café Camellia site through outreach to the City of Bellflower. Redevelopment plans for the property were stalled because of underground storage tanks (USTs) and potential contamination. After an initial assessment by the State Water Board, they referred the site to U.S. Environmental Protection Agency's (EPA) Brownfield

Program, which provided a Targeted Brownfields Assessment field investigation of the property in 2012. The investigation aimed to determine if petroleum contamination from three USTs onsite had caused groundwater or soil contamination that may impact the health of future site occupants and next-door residents. Analytical results from soil samples collected onsite showed that petroleum contamination was below residential screening levels so no additional investigation was necessary. Approximately \$65,000 was spent by EPA on site investigation costs.


Redeveloped Site Use

The fieldwork enabled the redevelopment project to move forward as part of Downtown Bellflower's Revitalization Vision Strategy, for which the City of Bellflower received a "Neighborhood Planning Award" from the American Planning Association (APA) in 2012. Construction of the new building was completed in February 2014 and a grand opening ceremony was held in March 2014. The new building houses Fronk's Restaurant, which has become locally famous for their burgers and barbecue. The existing Café Camellia, serving French fare, was also renovated, and an outdoor seating area was built. The project is integrated with an adjacent, mixed-use affordable housing project.

For additional information, please contact State Water Board staff:

Kevin Graves • Underground Storage Tank and Site Cleanup Programs Section Chief • (916) 341-5782 • kevin.graves@waterboards.ca.gov

Prepared as part of the Cooperative Agreement LS-99710301-4 between U.S. Environmental Protection Agency (USEPA) Region 9 and the California State Water Resources Control Board.



State Water Resources Control Board

Villa Montgomery Apartments • Redwood City, CA

July 2016

Project Description

Address: 1500 El Camino Real Redwood City, CA

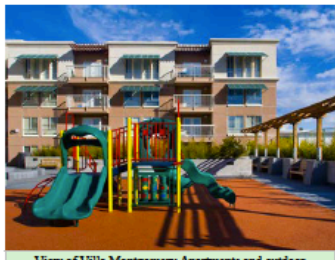
Property Size: 0.62 acres

Former Uses: Gas station

Contaminants: Petroleum hydrocarbons

Redeveloped Use: Mixed-use affordable housing development

Funding: \$601,032



View of Villa Montgomery Apartments and outdoor children's play area.

Redeveloped Site Use

Villa Montgomery is a 100% affordable multi-family housing development, which includes 1,250 square feet of retail space, as well as 58 apartment units. The property was acquired in 2007 for \$1,350,000. The total redevelopment cost was \$25 million, which added nearly \$23 million of improvements to the site. Construction of the LEED® Gold-Certified building was completed in 2007, which features energy- and water-efficient fixtures, as well as solar panels, saving the tenants money on their energy bills. The development includes an outdoor children's play area, computer center, community space, and outdoor podium space for events. Building services are tailored to support low-income family needs, such as financial literacy training, computer literacy and after-school programs. Approximately 120 jobs were created as a result of the housing development. The transit-oriented development is located walking distance from CalTrain, reducing traffic congestion and bringing low-earning workers closer to their job, which also reduces commute costs and positively impacts surrounding businesses.

Property History

The Villa Montgomery Apartments are located on the central corner of El Camino Real and Vera Avenue in Redwood City. Prior to the redevelopment, the project site was a vacant dirt lot that had not been redeveloped since it had operated as a gasoline service station. The site had been cleaned up and had received regulatory site closure in 1999, based on the commercial land use at the time. In order to build residential housing at the site, the regulatory agency required additional environmental cleanup to remove petroleum-impacted soils.

State Water Resources Control Board Actions:

The California State Water Resources Control Board (State Water Board) supports revitalization of unused or underutilized properties with known or potential contamination. First Housing Community applied to the State Water Board's Orphan Site Cleanup Fund (OSCF) Program, which provided \$601,032 for the removal of petroleum-contaminated soil. The soil removal allowed First Housing Community to construct a below-grade parking structure, as requested by the community.

For additional information, please contact:

Lola Barba • State Water Resources Control Board • Orphan Site Cleanup Fund Program • (916) 341-5009 • Lola.barba@waterboards.ca.gov

Prepared as part of the Cooperative Agreement LS-99710301-4 between U.S. Environmental Protection Agency (USEPA) Region 9 and the California State Water Resources Control Board.

Contact Information



Michael Harris

UST Program Manager: Redhorse Corporation

(510) 432-4773

Michael.Harris@redhorsecorp.com

www.redhorsecorp.com