

I-710 Project in City of Los Angeles



CITY OF LOS ANGELES



SANITATION
DEPARTMENT OF
PUBLIC WORKS



The Partnership created an inventory of abandoned gas station sites within the I-710 Corridor that were vacant or had limited uses. Many sites required further environmental assessment including tank removal or cleanup activities that could be conducted. Several sites were selected in the City of Los Angeles based on the Brownfields Program recommendations. EPA's Targeted Brownfields Assessment (TBA) Program and other federal funds were used to complete site assessments including tank removals. In addition to paving the road toward clean-up and redevelopment, I-710 Project's effort helped identify potential threats to human health in the communities.

Remediation Sites in Los Angeles

6121 S Vermont Ave - Former Target Service Station

Historically, a gas station occupied the site from 1963 until the mid 1990s. Four (4) Underground Storage Tanks (USTs), containing gasoline and diesel fuel, were removed from the site in 1996. In 1999, a site assessment was conducted identifying soil contamination from the former USTs, which has prevented the property owner from obtaining loans and permits needed to redevelop the property. EPA's TBA Program conducted a field investigation to evaluate the extent of contamination that remains on-site and to determine whether clean-up is needed. Following site investigation and cleanup activities, the owner of the property plans to redevelop the property into mixed-use retail.



5700 S Western Ave - Vacant Building

The site is temporarily being used by a church. Historically this site was occupied by a service station, electronics distributor, and possibly a dry cleaning facility. The property contained one (1) gasoline UST, which was removed in 2002. Soil samples taken during the tank removal confirmed the soil had been contaminated by the former UST. EPA's TBA Program conducted a complete field investigation in order to evaluate the extent of contamination from the former UST and move



the property one step closer to redevelopment. The current property owner has plans to redevelop the property into six (6) retail stores, pending a complete site investigation and clean-up.

6600 S Broadway - Wayne Garage

This property was the site of a former gas station originating in the 1930s. It is located in a low-income neighborhood among residential and small-scale commercial properties. A junior high school is located one block away. The property was being used for vehicle storage and disposal of household scrap, creating not just an eyesore, but an environmental hazard in the neighborhood. The City of Los Angeles Brownfields Program had found vent pipes during a 2007 Phase I Environmental Site Assessment, indicating possible USTs present. The Partnership issued directive letters to the owners and tracked down the family members who inherited the property. They agreed to hire a consultant to conduct a geophysical survey, which located three USTs. On May 1, 2012, three USTs including one (1) 4,000 gallon gasoline tank, one (1) 3,000-gallon gasoline tank, and one (1) 500-gallon waste oil tank were removed. Based on soil samples that were analyzed, the consultant discovered there had been a release from leaking USTs, but it appeared to be insignificant. This case will be recommended for closure. Once closed, this property will be available for reuse.



1277 W Vernon Ave - Ortiz Jr Auto Repair

This site was a former gas station and auto repair facility originated in the 1950's. It is currently operating as an auto repair facility. In 2001, four (4) USTs were removed from the site. Currently the site is undergoing a Phase II Environmental Assessment investigation. Updates will be posted.

5975 S Main St - Vacant Property



705 W El Segundo - Former Llanteria Tires Facility



With the assistance of the I-710 Project, based on the City's Brownfields Program recommendations, these former gas station sites were spotlighted and impelled towards closure.