

Los Angeles Regional Water Quality Control Board

May 4, 2012

Mr. Michael Conway
Director of Public Works
City of Long Beach
333 West Ocean Boulevard, 9th Floor
Long Beach California 90802

NO FURTHER ACTION – FORMER HILL TOP SPORTS PARK, ASSESSOR PARCEL NUMBER 7212-009-910,-911,-913,-021, LONG BEACH, CALIFORNIA (SCP NO. 0716, SITE ID 2047P00)

Dear Mr. Conway:

The California Regional Water Quality Control Board, Los Angeles Region (Regional Board) is the public agency with primary responsibility for the protection of groundwater and surface water quality for all beneficial uses within major portions of Los Angeles and Ventura counties, including the referenced site (Site). To accomplish this, the Regional Board oversees the investigation and cleanup of unregulated discharges adversely affecting the State's water, authorized by the Porter-Cologne Water Quality Control Act (California Water Code [CWC], Division 7).

Regional Board staff has received the case summary information submitted by Mearns Consulting on December 15, 2011 and January 6, 2012. The above-referenced group of adjacent properties (Site) were used for crude oil production historically and are being considered by the City of Long Beach for conversion to recreational use.

Under the Regional Board's oversight, the City of Long Beach, as the responsible party, has been conducting environmental assessment and cleanup activities since 1988, to address the discharges of waste caused by historical operations at the Site.

Regional Board staff has reviewed the case files including submitted reports that document the environmental assessment activities. A site specific human health risk assessment (HHRA) was also prepared to evaluate the health risk from the residual waste constituents remaining in the subsurface. The HHRA has been evaluated by the California Office of Environmental Health Hazard Assessment.

Based on staff's review of the information on assessment activities and acceptable risk assessment determinations for the Site, the Executive Officer of the Regional Board has determined that the City of Long Beach has fulfilled the requirements for site assessment for an industrial and commercial land use scenario – the current designated zoning.

Based upon the information submitted, the Regional Board has granted "no further action" status for the Site. This determination of "No Further Action" for the Site is based on available information and the provision that the information provided to this agency was accurate and representative of Site conditions.

Mr. Michael Conway
Former Hill Top Sports Park, Long Beach, CA
SCP No. 0716

2 -

May 4, 2012

Please contact the Regional Board immediately, if additional soil and groundwater contamination is discovered during any future development activities. In addition, appropriate health and safety measures must be fully implemented if conditions change.

The jurisdiction requirements of other agencies, such as the United States Environmental Protection Agency or California Department of Toxic Substances Control, are not affected by the Regional Board's issuance of this letter for the Site. Such agencies may choose to make their own determination concerning this Site.

We thank you for your cooperation with the Regional Board during the course of the site assessment and risk assessment. Please note that Regional Board staff oversight charges for work associated with this No Further Action letter will be billed in future invoices.

Should you have any questions regarding this project, please contact the Project Manager, Mr. Don Indermill at (213) 576-6811 (dindermill@waterboards.ca.gov) or the Unit Chief, Mr. Jeffrey Hu at (213) 576-6803 (ghu@waterboards.ca.gov).

Sincerely,



Samuel Unger, P.E.
Executive Officer

cc: AB Abdulrahman, DOGGR, California Department of Conservation
Nelson Kerr, Bureau of Environmental Health, City of Long Beach
Carmen Piro, Bureau of Environmental Health, City of Long Beach
Susan Mearns, Mearns Consulting
Russell Werdin, Werdin Corporation



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION IX
75 Hawthorne Street
San Francisco, CA 94105

Via Electronic and U.S. Postal Service Mail

August 7, 2012

Mr. Steven A. Samuel
Vice President and General Counsel
AmeriGas Partners, L.P.
460 North Gulph Road
King of Prussia, Pennsylvania 19406

Re: Toxic Substances Control Act (TSCA) Polychlorinated Biphenyls (PCBs), USEPA Approval of PCB Cleanup Completion Report - Risk Based PCB Remediation Report for the Former Petrolane-Lomita Gas Plant, Long Beach, California

Dear Mr. Samuel:

Thank you for submitting the "*Risk-Based PCB Remediation Report Former Petrolane Lomita Gas Plant 2851 Orange Avenue Long Beach, California EPA ID No. CAR000214189*," dated July 30, 2012 (PCB Cleanup Completion Report or PCCR) and prepared by Environmental Partners, Inc. (EPI) on behalf of AmeriGas, L.P. (AmeriGas). The U.S. Environmental Protection Agency Region 9 (USEPA) hereby finds the PCCR demonstrates that cleanup requirements for PCBs were met based on its review of the information included in the report and the approval elements summarized below.

In general, the PCCR documents the characterization and cleanup (via excavation) of PCBs in soils, characterization of concrete, and compliance with the PCB cleanup level at the Petrolane Cleanup Site (PCS), as well as, off-site disposal of PCB remediation waste and other wastes containing PCBs. This work was completed by AmeriGas / EPI consistent with USEPA's approval of this work. The PCS¹ (defined in Element 1, below) is located within the 7.74-acre former Petrolane Lomita Gas Plant (Site).

USEPA Elements for Approval of PCB Cleanup Completion Report – Former Petrolane Facility

1. **PCS. Additional PCB characterization. PCB cleanup.** Based on USEPA's review of the PCCR, USEPA has determined that:
 - a. AmeriGas / EPI have complied with the conditions in USEPA's July 29, 2011 letter (Approval) approving the "*Final Risk-Based PCB Disposal Approval Application Former Petrolane-Lomita Gas Plant 2851 Orange Avenue Long Beach, California EPA ID No. CAR000214189*" (dated July 11, 2011 [Application]) under the TSCA regulations in 40 CFR 761.61(c). AmeriGas / EPI

¹ USEPA's July 29, 2011 letter approving the "Final Risk-Based Disposal Approval Application Former Petrolane-Lomita Gas Plant. . ." defined the PCS.

also met the conditions of approval in USEPA's subsequent amendments² to the Application and July 29, 2011 Approval.

- b. Additional characterization of PCBs, the PCB cleanup, soil cleanup verification sampling and analysis, and waste disposal were conducted at the PCS consistent with the Approval and approved Application. The PCS encompasses the areal extent of PCB contamination including the areas where former Buildings G, K, L, and N were located and any areas in proximity (e.g., areas outside the estimated Petrolane property boundary) to the PCB contamination that may also be impacted by PCBs.

2. Petrolane Site characterization. Based on USEPA's review and evaluation of site characterization data collected at the PCS under TSCA and included in the PCCR, USEPA has determined that:

- a. AmeriGas / EPI complied with (1) the conditions in USEPA's September 8, 2010 letter approving the "*PCB Remediation Work Plan Former Petrolane-Lomita Gas Plant 2851 Orange Avenue, Long Beach, California*" (dated July 26, 2010, [Notification]) as subsequently amended by USEPA, and (2) regulatory requirements in 40 CFR 761.61(a) relevant to the scope of characterization work completed under the approved Notification. For more details refer to USEPA's July 29, 2011 Approval.

3. Cleanup level for soil and concrete. Cleanup verification. Compliance with cleanup level. Land use restrictions. USEPA established a cleanup level of 0.22 mg/kg total PCBs (as Aroclors) for soils and concrete at the PCS that is equivalent to a 10^{-6} risk assuming an unrestricted land use.³ The land comprising the former Petrolane Gas Plant is currently zoned industrial.

USEPA has evaluated the total PCB concentrations remaining in soils and their spatial distribution at the PCS. USEPA has also reviewed the calculations of the 95% upper confidence limit of the mean (UCL)⁴ of laboratory analysis results for soil cleanup verification samples presented in the PCCR. Based on this evaluation and review, USEPA has determined that:

- a. AmeriGas / EPI have achieved the PCB cleanup level at the PCS and complied with the PCB cleanup requirements in the approved Application and July 29, 2011 Approval.
- b. Total PCBs were not detected in bulk concrete remaining at the Site at levels equal to or above 0.22 mg/kg based on USEPA's review of concrete analysis results in the PCCR. This concrete, which originated from the demolition of onsite structures, can be reused onsite within the

² USEPA's correspondence amending the Application and USEPA's July 29, 2011 approval letter include letters dated August 9, August 23, September 9, and September 16, 2011; and electronic mail messages (Carmen Santos [USEPA] to Jerry Boyd [EPI]) dated March 2, 2012 (sent at 8:12:23 PM) and March 9, 2012 (sent at 01:07 PM). This may not cover all the amendments.

³ The specific land use redevelopment project for the Petrolane Site was not known at the time of site characterization and remediation and the City of Long Beach's land surrounding the Site is zoned as park land. Cleanup to unrestricted land use was therefore required. See USEPA's September 8, 2010 and July 29, 2011 letters.

⁴ The UCL was calculated using the USEPA ProUCL statistical program and it is the exposure point concentration (EPC) used to determine compliance of the PCB cleanup with the cleanup level.

boundaries of the Petrolane Site consistent with TSCA use authorizations in 40 CFR 761.30(u) (Use of decontaminated materials).

c. Land use restrictions only in reference to PCBs are not necessary for the PCS.

4. Waste disposal. As the generators of the waste, AmeriGas / EPI are responsible for ensuring that all waste disposal documentation has been included in the PCCR and that disposal of PCB remediation waste and other PCB-containing wastes was conducted in compliance with the TSCA regulations, other federal regulations that may apply, and with state and local regulatory requirements. USEPA acknowledges waste disposal documentation (e.g., waste manifests) has been included in the PCCR.

5. USEPA modifications to the PCCR. USEPA is modifying the PCCR herein as follows:

- a. The second bullet in Section 3.3 (Bulk PCB Remediation Wastes) of the PCCR should refer to soils with PCB concentrations less than 50 mg/kg.
- b. In Section 4.3 (Blind Duplicate Samples), the percentage of duplicate analysis meeting the 30% acceptance criteria is 81%.

Therefore, USEPA concludes that no further cleanup of PCBs is necessary at the PCS unless a finding is made after the date of this letter that PCBs remain at the PCS or other areas of the former Petrolane Site at concentrations above 0.22 mg/kg total PCBs (as Aroclors). The PCS encompasses the operational areas at the Site that were the subject of investigations under TSCA and where PCBs were used (as supported by facility operational history) and released into the environment (as demonstrated by site characterization completed for PCBs at the PCS).

USEPA appreciates AmeriGas' / EPI's implementation of the PCB characterization and cleanup work at the former Petrolane Lomita Gas Plant in Long Beach, California. If you have any questions concerning this letter, please call Carmen D. Santos at 415.972.3360.

Sincerely,


for Jeff Scott, Director
Waste Management Division

Cc Via Electronic Mail Only

Jerry Boyd, EPI
jerryb@epi-wa.com

Mr. Steven A. Samuel
AmeriGas Partners L.P.
Re: TSCA Risk-Based PCB Remediation Report
Date: August 7, 2012

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