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## Los Angeles Regional Water Quality Control Board

June 9, 2025

Renee Moilanen  
7<sup>th</sup> Floor, Environmental Planning  
415 W. Ocean Blvd  
Long Beach, CA 90801

Certified Mail  
Return Receipt Requested  
**Claim No. 7014 0150 0000 1270 7009**

Lisa Wunder  
Environmental Management Division  
Port of Los Angeles  
425 South Palos Verdes Street  
San Pedro, CA 90733

Certified Mail  
Return Receipt Requested  
**Claim No. 7014 0150 0000 1270 7016**

**SUBJECT: SITE CLEANUP PROGRAM – NOTICE OF OPPORTUNITY TO COMMENT  
ON A NO FURTHER ACTION DETERMINATION**

**SITE: PORT OF LOS ANGELES AT 800 SOUTHERLAND AVENUE,  
WILMINGTON, CALIFORNIA 90744 (SCP NO. 0297, SITE ID NO.2040259)**

Dear Ms. Moilanen and Ms. Wunder:

The California Regional Water Quality Control Board, Los Angeles Region (Los Angeles Water Board) is the public agency with primary responsibility for protection of ground and surface water within Los Angeles and Ventura counties. Pursuant to the Porter-Cologne Water Quality Control Act, the Los Angeles Water Board oversees the investigation, monitoring, cleanup, and closure at the subject facility (i.e., the Site). The Los Angeles Water Board has completed the review and evaluation of the Site information provided to the Los Angeles Water Board and determined that this Site has met the Los Angeles Water Board requirements for no further action determination.

### **BACKGROUND INFORMATION**

The Site is approximately 110 feet wide and 425 feet long rectangle shaped piece of land located on the east side of the southern end of Southerland Avenue, adjacent to the west of Dominguez Channel extending north from the Anaheim Street Bridge. The Site is owned by the Port of Los Angeles, City of Los Angeles Harbor Department (PoLA) and the Port of Long Beach (PoLB). A portion of the property was utilized by a tenant to store hazardous substances in 55-gallon drums and other containers without the knowledge of the PoLA. After an inspection of the Site by the Los Angeles Department of Health Services in 1990, the Port retained Crosby & Overton to segregate and dispose the

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DAVID NAHAI, CHAIR | SUSANA ARREDONDO, EXECUTIVE OFFICER

containers from the Site. Multiple environmental investigations conducted at the Site since 1990 indicate the presence of total petroleum hydrocarbons (TPH), and volatile organic compounds (VOCs) in subsurface. The primary concern has been trichloroethylene (TCE) in groundwater and soil vapor. The Site was redeveloped as part of the Alameda Corridor Transportation Authority and currently occupy three parallel sets of tracks within the railroad right-of-way for the Union Pacific railroad company. The latest sampling performed in 2024 confirms that the low concentration of trichloroethylene (TCE) in groundwater in the southwest corner of the Site is limited within a small area. In August 2024, PoLA submitted a request to the Los Angeles Water Board to consider a no further action determination (NFA) for the Site.

Due to the current Site condition, 1) being used as right-of-way for the Union Pacific railroad and continuing on in the foreseeable future, 2) with low concentrations of TCE limited only in a small area of the Site, and 3) with a deed restriction and environmental covenant to restrict the site use to remain as Union Pacific railroad tracks, the Los Angeles Water Board has determined that the Site is eligible for a no further action determination.

## OPPORTUNITY TO COMMENT

Pursuant to Water Code Section 13307.1, the Los Angeles Water Board is required to notify all current fee title holders for the subject Site and other interested persons prior to considering cleanup or site closure proposals from the primary or active responsible discharger(s) and issue no further action determination letter. This Site is not subject to a cleanup and abatement order; rather, all the Site investigation and remediation conducted at the Site to date has been part of a voluntary cleanup program.

The City of Los Angeles and the City of Long Beach are identified as fee titleholders. We hereby notify you and other interested persons of the Los Angeles Water Board's plan to consider issuing a determination that no further action is required for the Site. If you would like to submit comments regarding the Los Angeles Water Board's proposed no further action determination for the Site, those comments must be submitted in writing to [adnan.siddiqui@waterboards.ca.gov](mailto:adnan.siddiqui@waterboards.ca.gov) by **June 25, 2025**. Written responses received by **June 25, 2025**, will be considered by the Los Angeles Water Board prior to making a determination for the Site. If the Los Angeles Water Board does not receive a written response by **June 25, 2025**, the no further action for the Site will be considered, and you will be notified of the Los Angeles Water Board's decision.

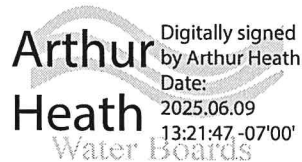
If you wish to obtain additional information regarding this Site, you may log on to the state GeoTracker database website <http://geotracker.waterboards.ca.gov> for the Site address, or arrange to review the case file for this Site in the Los Angeles Water Board's office by mailing in a written request to the address appearing at the bottom of this letter on the first page or by emailing a written request to [RB4-Publicrecords@waterboards.ca.gov](mailto:RB4-Publicrecords@waterboards.ca.gov). Los Angeles Water Board staff will then contact you and arrange a time and date to visit the Los Angeles Water Board office and review the files requested.

Lisa Wunder & Renee Moilanen - 3 -  
Port of Los Angeles & Port of Los Angeles  
SCP No. 0297

June 9, 2025

**If you have any questions regarding this letter, please contact Mr. Adnan Siddiqui (project manager) at (213) 576-6812 (adnan.siddiqui@waterboards.ca.gov) or Remediation Section Program Manager, Dr. Arthur Heath at (213) 576-6725 (arthur.heath@waterboards.ca.gov).**

Sincerely,

 Digitally signed  
by Arthur Heath  
Date:  
2025.06.09  
13:21:47 -07'00'  
Arthur  
Heath  
Water Boards

For Susana Arredondo  
Executive Officer

cc (via e-mail):

Natalie Irwin, Valero Wilmington Refinery