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*Discover Gardena
A Great Place for Business!*

Commercial Listings

Looking for office space or space for a new business? The City of Gardena provides a listing of available industrial, commercial, and office space on the City website, www.cityofgardena.org under Economic Development (Real Estate).

Additional information may be obtained by calling (310) 217-9645.

New Developments - 2016

- Joyful Expressions* 14800 S. Western Ave. #104
- Paint Studio*
- Newfield Townhomes* Rosecrans & Normandie Aves.
- Expansions:**
- McDonald's* 1419 W. Redondo Beach Blvd.
- Shopping Center* Redondo Beach Blvd. & Normandie Ave.
- Sam's Club* 1399 W. Artesia Blvd.



Gardena 101

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Putting Community Focus on the Gardena Sumps

Many cities in California have a site location where the legacy of their industrial past collides with the needs of their growing communities. At these sites, lingering contamination from past practices impacts future development.

The business interests of those responsible for the contamination are in conflict with the desire for development of new housing and commercial spaces that contribute to the well-being and growth of our towns.

The Gardena Sumps, located at the southwest corner of Artesia Boulevard and Normandie Avenue in the City of Gardena, is one such site. That corner is a prime location. Artesia Boulevard is one of the major arterials into the City, which boasts upscale homes, mixed-use live, work and play housing, and several national commercial tenants. The Sumps site consists of two parcels; one is a 3.0-acre parcel covered by a geo-membrane cap, and the other is, a 2.6-acre parcel which is currently unused.

What makes this corner such an attention getter

is that it has a background of unhealthy usage by previous occupiers and non-occupiers of the site who, for years, dumped hazardous refinery wastes, leaving the site in an unhealthy, difficult-to-develop condition.

The usage history of the site began in the 1920s when the Moneta Brick Company developed the site as a clay mine which resulted in sumps that were then used for disposal of petroleum hydrocarbon-based waste (sludge) from nearby refineries. Subsequent to waste disposal, the surrounding area was developed for light industrial, commercial, and residential use. The Sumps site has remained a

hazardous threat and eyesore that cannot be redeveloped because of the legacy of the hazardous waste dumping.

In 1982, environmental investigations were begun by the State of California to assess contamination associated with the buried waste (sludge) at the site. The results of this work determined that the waste (sludge) is highly acidic and reactive, and can result in the release of hydrogen sulfide gas when disturbed. Elevated concentrations of metals and other hazardous contaminants have also been detected. The acidic and reactive nature of the wastes in the Sump make them legally hazardous, requiring special treatment if

they are disturbed. A geo-synthetic cap was installed by the State in 1993. The site is fenced to limit access, and signs against trespassing are now posted.

In 2005, a court-approved consent decree was implemented by The Department of Toxic Substances Control (DTSC).



*(Continued on page 2)
Gardena Sumps*

In This Issue:

<i>Putting Community Focus on the Gardena Sumps</i>	1-2
<i>Protect Your Property Against Undisclosed Restrictions</i>	3
<i>New Business Project Life Cycle</i>	3
<i>Commercial Listings & New Developments</i>	4

Gardena Sumps*(Continued from page 1)*

The decree identified a “Responsible Party (RP)” which required the RP, among other things, to evaluate the feasibility of remediating the waste and to develop a cleanup-plan for removal of the waste at the site.

Since 2005, there have been numerous discussions and meetings pertaining to the methods of remediating the site. Based on the extensive environmental investigations and conclusions, it was obvious that cleanup of the site would be a lengthy and extremely costly process. The RP developed an original Feasibility Study (FS) in 2011 that

offered three possible scenarios for cleanup. Since that date, the FS has been modified three times, but the conclusions by the RP remained the same. Two alternatives proposed were: capping the site and leaving the waste in place; or the treatment and removal of the waste and offsite disposal. The final position of the current draft of the Feasibility Study is that limited removal of some of the wastes and capping the bulk of the wastes in place, is the best alternative. The DTSC is reluctant to force the RP to actually clean up the Site due to the

hydrocarbon gas emissions and unpleasant odors that would be created by that activity. The DTSC is concerned about the negative reaction in the community during the six months or so that it would take to complete such a cleanup. Therefore, the RP has offered a remedy to the City to place a solid cap over the waste and leave it in place forever, basically making it a “hazardous landfill.” The capping option is less costly to the RP and would take less time to complete.

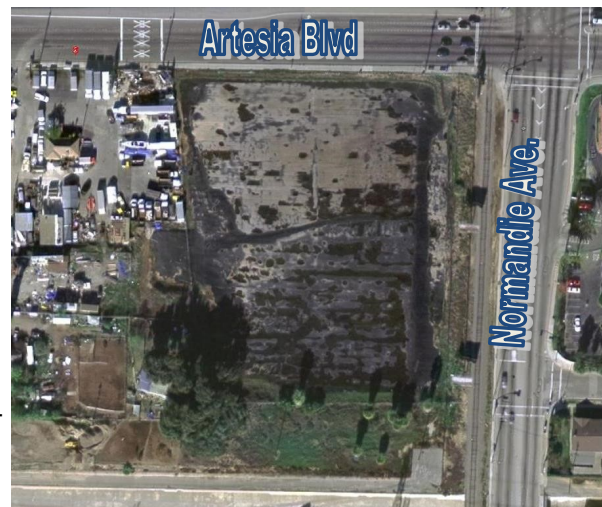
Numerous variables have been cited as to why capping and leaving the waste in place is not a suitable option:

- 1) The investigations of the City’s environmental team dispute the conclusion of the RP that the waste cannot be safely removed. However, noxious odors would likely be generated by any activities associated with moving or treating the wastes. In fact, even with the limited removal and capping option proposed by the RP, there will be noxious odors generated.
- 2) A hazardous landfill does not meet the City’s zoning requirements in this location.
- 3) Leaving the site capped does not meet the development standards of the *Artesia Corridor Specific Plan*.
- 4) The Site would lose its value as it could only be partially developed on the remainder of the parcels surrounding the cap and, in fact, it is unlikely that any developer would take on the liability associated with the remaining hazardous wastes.
- 5) The long-term responsibility for cap maintenance at the Site is an issue if this waste is left in the ground forever.
- 6) The potential negative effects on the future health of the community would remain if the waste is left in the ground.

The City would like to reach an agreement with the Department of Toxic Substances Control and the RP regarding a remediation alternative that will have a positive effect for both the current and future health of its citizens and for future site development. This has proven to be a formidable task with no real compromise from the RP about **not** leaving the waste in place. If this hurdle is ever to be overcome, a Remedial Work Plan must be developed by the RP and public input obtained.

Site Development

The future of the Gardena Community will be negatively impacted by having a site where known hazardous wastes will forever



lurk under a cap in an area that is rapidly becoming a high density residential and commercial destination. The Artesia Corridor Specific Plan sup-

ports projects that promote new housing and encourage new commercial development in the City. Having what amounts to a “hazardous waste landfill,” will negatively impact this growth.

If you would like more information about the Gardena Sumps, contact the Department of Toxic Substances Control, Project Manager, **Angela Garcia, (714) 484-5310**. The Gardena local library also contains many of the documents pertaining to the history of the Gardena Sumps.

Protect Your Property Against Undisclosed Restrictions

Recently a long-time resident of the City entered into an agreement to buy the home of his next-door neighbor of 20 years who was about to retire and wanted to move to another location. The neighbor’s real estate broker presented all of the necessary paperwork listing the neighbor as the legal owner of the property. In two months the sale was consummated and the seller moved out of state.

Later, the new owner of the house went to the City to request permits for certain upgrades to the house. Unfortunately, the request for specific upgrades was denied because City records revealed several restrictions had been placed on the property resulting from an unpermitted garage addition and non-compliant window replacements.



The buyer of the house had failed to request a *Property Information Report (Report)* from the owner or broker.

The Report should have been obtained from the Gardena Community Development office at least 30 days prior to the final purchase of the house. The purpose of obtaining a *Property Information Report* is to assure that the buyer of a building or property within the City is furnished a report on matters of City record pertaining to the authorized use, occupancy and zoning classification of real property prior to its purchase. The report will allow the buyer to request an exterior-only inspection or an exterior/interior inspection. However, it should be clearly understood that the Inspection Report is not a warranty that violations other than those disclosed do not exist. The City still has the authority to take all appropriate actions necessary should a violation subsequently be discovered.

If the buyer or transferee does not wish to obtain a Property Information Report, they must sign a waiver which must be delivered to Community Development at least 20 days prior to the finalization of the sale.



An application for a *Property Information Report* can be obtained on the **City website:**
<http://www.cityofgardena.org>

A buyer may also come into Community Development, City Hall, Room 101, and fill out an application and have any questions answered.

New Business Project Life Cycle

One of the most important contributors to the Gardena Community is its business base. Aerospace manufacturing, commercial/retail, service businesses/providers, restaurants and some home-based businesses, round out the business community in the “City of Opportunity.”

Such a wide-business mix highlights the value placed on business development in Gardena. When a project is brought into the City, the Community Development team goes into action like a well-oiled machine. The Planners, Building Official, Inspectors, Permit Specialists and Business License team all know what they have to do to take a project from its initial starting point to the finish line.

The *Planner* is a visionary. He/she has the ability to provide recommendations about development strategies and to help the developer present the most highly-desirable site plans.

The *Building Official* is the watchman who ensures that all of the building code policies and procedures for the planned development are met.

The *Building Inspector(s)* is the Sherlock Holmes of the project, who inspects and monitors construction sites; verifies that structures and fixtures ensure building compliance; inspects electrical, ventilation, air conditioning, and other systems; and issues violation notices and stop work orders until a building meets compliance standards.

The *Permit Specialists* and the *Business License* team are the locksmiths for the project who hold the keys for a project to move forward and a business to open its doors.

The entire Community Development team is dedicated to providing customer service, technical expertise and efficiency to ensure that every new business project has a positive outcome and receives a warm welcome by the citizens of Gardena.

