

Site Redevelopment Profile

San Gabriel Valley (Area 4)

Cities of Industry and La Puente and small unincorporated areas of eastern Los Angeles County, California

Property Overview

Size

23 square miles

Current Site Uses

- Industrial
- Commercial
- Residential

Use Restrictions

- Governmental controls restrict the use of groundwater.

Surrounding Population

14,602

1 MILE

170,896

3 MILES

430,073

5 MILES

Within a 1-mile radius of the site, 94% of the population are people of color, compared to the state average of 63%.



Figure 1. The location of the San Gabriel Valley (Area 4) site in California

Site History and Redevelopment Timeline

1979

Water suppliers first discovered groundwater contaminated with volatile organic compounds in the San Gabriel Valley Basin.

1984

EPA added four broad areas in the San Gabriel Valley Basin (San Gabriel Areas 1 through 4) to the Superfund program's National Priorities List (NPL).

1985

EPA started searching for evidence of chemical usage, handling and disposal at the site.

1998-2011

EPA chose an interim cleanup plan for the site, consisting of three separate but combined groundwater extraction and treatment systems (Shallow Zone North, Shallow Zone South and Intermediate Zone).

2019-2021

EPA oversaw construction of the groundwater treatment system for the site's Intermediate Zone groundwater.

2022

EPA modified its cleanup plan to allow the discharge of treated water back to shallow groundwater. This action allows the design of the site's Shallow Zone North system to move forward. EPA oversaw ongoing construction of the site's Shallow Zone South groundwater treatment system.

Present

Residential, commercial and industrial uses are ongoing above the groundwater plume. EPA continues to oversee remedy construction and ensure the site's continued uses and redevelopment protect people and the environment.

History and Cleanup

The San Gabriel Valley (Area 4) Superfund site is one of four that include contaminated groundwater in the 170-square-mile San Gabriel Valley in Southern California. In 1984, EPA placed the four main areas of valley groundwater contamination on the NPL. The Area 4 site (also known as the Puente Valley OU) is a 23-square-mile sub-area located mainly in Industry and La Puente and in some unincorporated parts of eastern Los Angeles County.

The site is within the greater San Gabriel Groundwater Basin, which provides drinking water for over 1 million people in Los Angeles County. Water suppliers first discovered groundwater contaminated with volatile organic compounds in the San Gabriel Groundwater Basin in 1979. Groundwater contamination at the site is from chemicals used by firms in various business operations.

EPA planned three groundwater pump-and-treat systems to prevent contaminant movement and protect the water supply in the “mouth of the valley” portion of the Puente Valley. Construction of these systems began in 2006, but EPA and partners delayed it to ensure the best use of treated groundwater.

Redevelopment

Properties that make up the site’s primary sources of contamination are in various stages of continued use and reuse. Contaminated groundwater at the site has not stalled development. For example, the CT Industry Center, a 600,000-square-foot, five-building warehouse and distribution facility is located on the former source property. Offering excellent transportation infrastructure access, CT Industry Center is now sold out and tenants will move in soon. At another property, site preparation work is underway for additional redevelopment.

One of the responsible parties recently redeveloped a property in Industry for the Shallow Zone South and Intermediate Zone treatment facilities, which are still



Figure 2. New redevelopment in the city of Industry

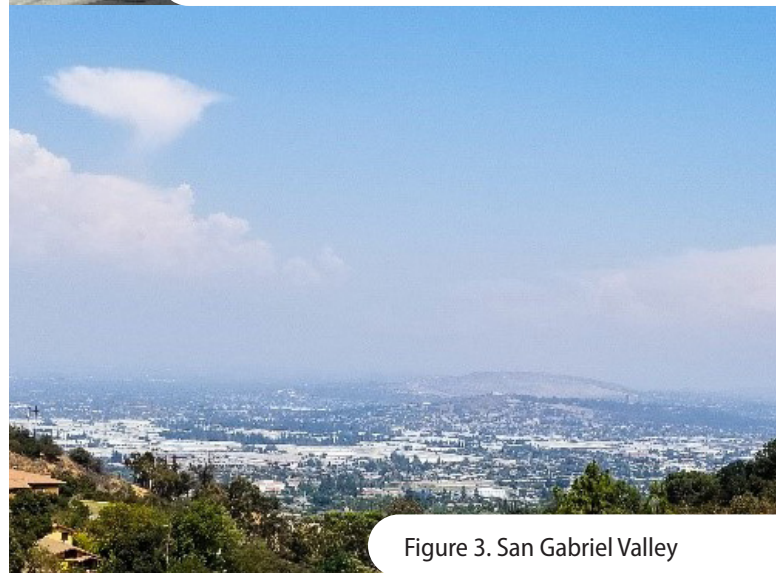


Figure 3. San Gabriel Valley



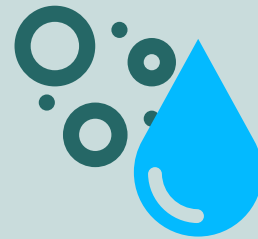
Figure 4. Shallow Zone South water treatment system under construction

under construction. In 2019, EPA's Superfund Job Training Initiative provided career development opportunities for 20 trainees living near the site. EPA partnered with the San Gabriel Basin Water Quality Authority, La Puente, Hacienda La Puente Adult Education and America's Job Center of California to create the program. It provided local job seekers with skills, certifications, and hands-on training for construction and cleanup. EPA's goal was to offer workforce development skills to communities for site-related employment opportunities.

Commercial and industrial development of properties above the groundwater plume is ongoing. EPA will continue to work with developers and future tenants to ensure site uses remain compatible with the groundwater remedy.

Reinjection of Treated Groundwater

In 2022, EPA updated the site's cleanup plan to allow the reinjection of groundwater back into shallow groundwater. By adding reinjection, EPA maximizes the beneficial use and conservation of groundwater. This innovative option also reduces overall groundwater treatment costs by \$10 million.



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