

# BROWNFIELDS TECHNICAL ASSISTANCE

1000 BELLO STREET, PISMO BEACH, CA

April 2017



## PROJECT SUMMARY

### Community

EPA's technical assistance to the City of Pismo Beach, California focused on the former Pismo Beach City Hall building and an old gasoline fueling station, both located at 1000 Bello Street. The city, which owns the property, hopes to refurbish the 1900s brick City Hall building for public use, such as a community center or library, which would provide a gathering place for members of this small community. EPA places a high priority on providing Brownfields technical assistance and other support to improve the livability of communities.

### Property Information

Address 1000 Bello St.  
Pismo Beach, CA 93449  
Size 0.8 acres

### Property Information

The primary historical land uses of this property were small-scale commercial businesses and city government offices. The property contains an 18,600-square-foot brick building constructed in the early 1900s, used initially as a school. In the late 1940s to 1990s, the building was used as the Pismo Beach City Hall. The city formerly operated an on-site gasoline and diesel fuel station in what is currently the eastern parking lot. Three underground storage tanks from the fuel station were removed in 1986. Historical records indicate the soil removed from the property contained some contamination and was taken off-site to be cleaned.

### Technical Assistance Recipients

City of Pismo Beach  
[www.pismo beach.org](http://www.pismo beach.org)

### Technical Assistance

EPA provides technical assistance to research historic property uses, conduct environmental sampling and identify cleanup options and costs. The EPA-funded assessment conducted for this property included soil and soil gas sampling. The assessment found the soil gas samples contained volatile organic compounds (VOCs) at concentrations higher than recommended for reuse of the property for residential uses. Recommendation: The cleanup and reuse of the property should include installing a passive barrier, or vapor intrusion mitigation system, to prevent VOCs from reaching people in the building. This is a common mitigation approach where VOCs are present.

### Contacts

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### Future Use

The city is considering a public reuse of the former City Hall as a community center or library for the City of Pismo Beach.

EPA's Targeted Brownfields Assessment Program is a technical service to conduct environmental assessments on brownfield sites:

[www.epa.gov/brownfields](http://www.epa.gov/brownfields)

